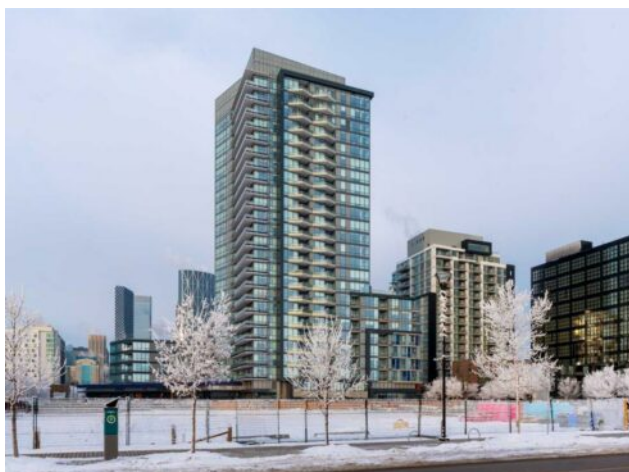


**130, 615 6 Avenue SE
Calgary, Alberta****MLS # A2275979****\$3,000 per month**

Division:	Downtown East Village
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,491 sq.ft.
Zoning:	DC
Heating:	Forced Air
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	-
Sewer:	-
Inclusions:	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	Near Public Transit, Near Shopping Center, Street Lightin

Stop paying for two separate spaces. This rare live/work unit in the VERVE building allows you to consolidate your professional and personal life into one high-performance location. With a combined 1,491 sq ft of space, you gain a professional street-front presence and a luxury residential retreat for a single monthly lease. The 768 sq ft main-floor commercial space is designed for high impact, perfect for a professional office, design studio, artist's studio, or boutique retail/consumer services. Situated on The Riff—East Village's premier pedestrian street—the unit features floor-to-ceiling windows for maximum exposure and branding. The space includes a separate retail entrance, high ceilings, and an ADA-accessible two-piece bath, making it ideal for a boutique, professional agency, or design studio. Short-term street parking and neighboring retail anchors ensure consistent foot traffic for your business. The upper level is a private 723 sq ft residential suite. This one-bedroom home features high-end kitchen appliances, a private balcony, and modern finishes. Because the residential side has its own interior building access, you maintain total privacy from the commercial operation. The lease includes a storage locker and two underground heated parking stalls, eliminating the typical downtown parking struggle. Positioned steps from river pathways, transit, and world-class dining, this unit is the ultimate strategic move for a modern entrepreneur looking to optimize their time and overhead.