

**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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Near Public Transit, Near Shopping Center, Street Lighting

**Inclusions:** Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings

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.