

\$399,000 - 2006, 615 6 Avenue Se, Calgary

MLS® #A2232421

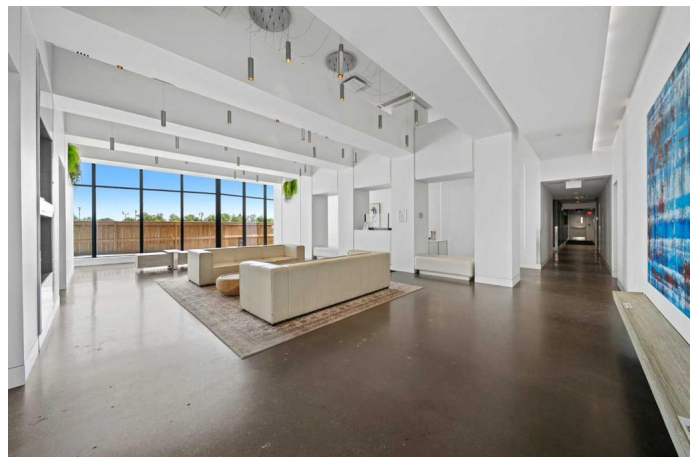
\$399,000

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Unit 2006 at The Verve, a 20th-floor 1-bedroom plus den residence offering bright east-facing Bow River views in the heart of East Village. With 593.7 square feet (RMS) of thoughtfully designed interior space, this high-floor unit combines natural light, efficient layout, and concrete construction to create a private, comfortable urban home. The modern kitchen features quartz countertops, full-height cabinetry, stainless steel appliances, and a sleek island that flows into the open-concept living and dining area. Floor-to-ceiling windows frame the morning skyline, while the private balcony offers unobstructed views over East Village rooftops and city landmarks. The primary bedroom includes generous closet space and natural light, while the separate den is perfect for a home office, reading nook, or guest area. A full 4-piece bathroom, stacked laundry, and multiple closets provide convenience and function. This unit includes a titled underground parking stall and access to a wide range of premium building amenities: 24-hour concierge, fully equipped fitness centre, rooftop lounge with river views, guest suite, bike storage, and resident social spaces. The Verve is one of East Village's most sought-after towers, developed by FRAM+Slokker with quality concrete construction and professional management. Steps from RiverWalk, Superstore, Central Library, Studio Bell, CTrain, coffee shops, and more, this location is ideal for urban



professionals, first-time buyers, and investors alike. With low condo fees and strong rental demand in the area, this home also makes an excellent holding property. East-facing units are prized for their natural morning light, quieter exposure, and energy efficiency, while high-floor positioning enhances resale value and owner enjoyment. Immediate possession is available. This is your opportunity to own a stylish and functional high-rise condo in one of Calgary's fastest-growing downtown districts.

Built in 2019

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2232421 |
| Price | \$399,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 594 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2006, 615 6 Avenue Se |
| Subdivision | Downtown East Village |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1S2 |

Amenities

| | |
|-----------|--|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Parking, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Community Gardens, |
|-----------|--|

| | |
|----------------|---|
| | Guest Suite, Other, Picnic Area, Party Room, Recreation Facilities, Spa/Hot Tub |
| Parking Spaces | 1 |
| Parking | Underground, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Breakfast Bar, Recreation Facilities, Recessed Lighting, Soaking Tub |
| Appliances | Built-In Oven, Built-In Refrigerator, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating | Fan Coil |
| Cooling | Central Air |
| # of Stories | 25 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Playground, Barbecue, Courtyard, Outdoor Grill |
| Construction | Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 2 |
| Zoning | CC-EPR |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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