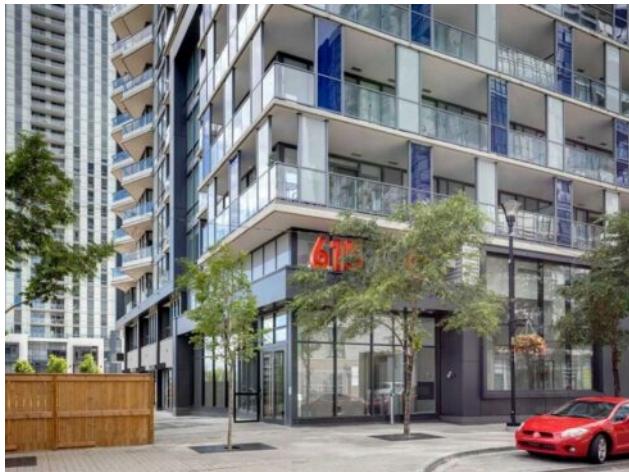


406, 615 6 Avenue SE
Calgary, Alberta

MLS # A2176977



\$350,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 617 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Owned, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 492 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-EPR |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: furniture & housewares

Experience urban living at its finest in the prestigious Verve building by FRAM+Slokker, nestled in Calgary's vibrant East Village. This stunning 616 sq ft condo offers a spacious one-bedroom layout plus a versatile "sleeper" den, perfect for a home office or guest space. Fully furnished and outfitted, this immaculate and bright condo is turn-key and move-in ready, perfect as your new home, a stylish pied-à-terre, or a lucrative investment property (monthly rentals only, no short-term rentals). Contemporary design elements shine throughout, featuring sleek quartz countertops, European-style cabinets, and high-end built-in appliances & finishes that create an inviting atmosphere. The open-concept living area is bathed in natural light from floor-to-ceiling windows, leading you to an oversized private balcony with a gas outlet—ideal for enjoying your morning coffee or evening gatherings with breathtaking east-facing river views. The bright bedroom features dual closets flanking the direct access to your cheater ensuite. The queen sized bed has built-in bedside lights and 6 storage drawers underneath for optimal function. The luxurious 4-piece bathroom boasts a soaker tub, tiled surround, modern fixtures and ample storage, enhancing your daily comfort. Residents of the Verve enjoy exclusive access to top-notch amenities on the 6th floor, including a state-of-the-art fitness center, a stylish social lounge/party room with full kitchen and a beautifully landscaped rooftop terrace complete with outdoor grills. A great place to host a party. An additional rooftop deck and social space on the 25th floor provide even more opportunities to unwind. Convenience is key, with a titled underground heated parking stall, bike storage, visitor parking, guest suite and a large storage locker included. There is 24 hour concierge/security and the building is

pet-friendly. Located in the heart of East Village, you're just steps away from the Bow River pathways, LRT, new Superstore, Shoppers & Winners, eclectic shops, trendy cafes, lush parks, and cultural highlights such as the Central Library and the National Music Centre. Don't miss this exceptional opportunity to embrace a vibrant urban lifestyle!