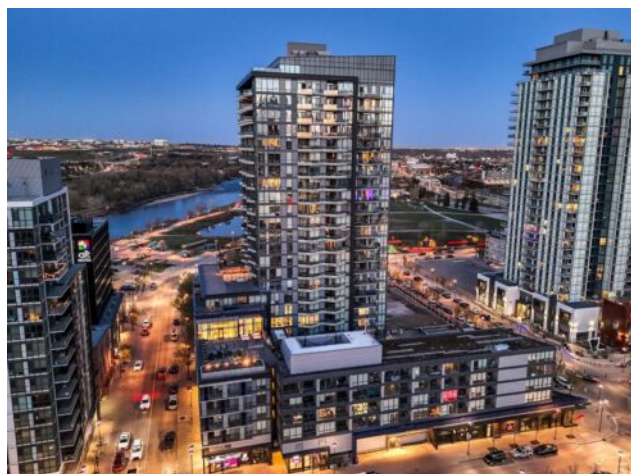


1403, 615 6 Avenue SE
Calgary, Alberta

MLS # A2247459



\$278,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	431 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to The Verve — one of East Village's most sought-after addresses. This stylish 1-bedroom, 1-bathroom residence blends modern design with unbeatable Bow River views. Step inside to an open, thoughtfully designed layout, perfect for both relaxing evenings and hosting friends. The kitchen is a showpiece, with sleek white quartz countertops, integrated appliances, and a spacious island that invites gathering. Floor-to-ceiling windows flood the living space with natural light and frame a picture-perfect river view, while wide-plank flooring, designer lighting, and a generous balcony add to the contemporary appeal. The Verve offers an exceptional lifestyle with amenities that truly set it apart: a state-of-the-art fitness centre, 6th-floor indoor lounge with fireplace and media area, expansive outdoor patio, BBQs and firepit, rooftop terrace on the 25th floor, guest suites, secure bike storage, visitor parking, and the convenience of full concierge service. As well a leased parking stall paid up to January of 2026 at 130 per month. From your door, you're just steps to the LRT, Central Library, Studio Bell, Stampede Park, Bow River Pathway, and an array of local dining and entertainment. This is your chance to own a home with a view and a lifestyle to match.