

\$499,900 - 1609, 615 6 Avenue Se, Calgary

MLS® #A2112944

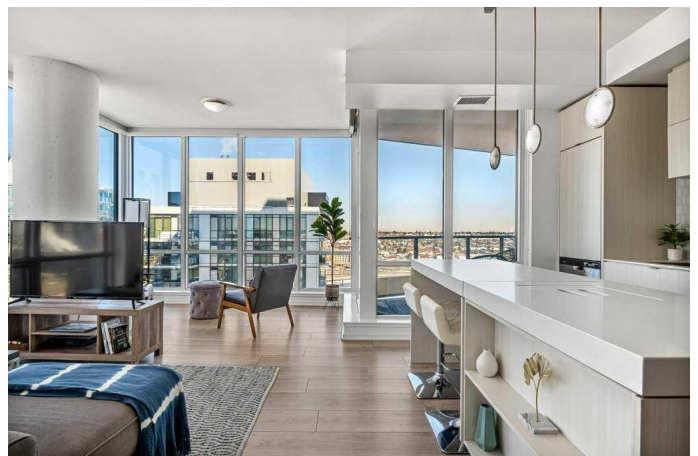
\$499,900

2 Bedroom, 2.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

When a client comes to me and says, "I really want a modern 2 bed + 2 bath + den, downtown corner unit condo, fully furnished, with a view of the river + skyline," I usually think that it's going to run their budget pretty high. But not here, you now have the opportunity to obtain all of this at VERVE for under \$500,000! Suite 1609 embodies the main attributes of stylish inner city living: glorious wall to wall windows, open concept layout, beautiful finishings and a location next to all of your daily amenities. The team of Anna Simone + Elaine Cecconi are the interior designers behind these showstopper kitchens that feature a soft colour palette, integrated fridge, stainless steel appliances, quartz counters, tile backsplash and sit-up bar that smartly doubles as a dining table. You will love the flexibility of this living area that provides a handful of options for furniture as you gaze out to the amazing view of our city. The office/den space is such an important feature for those that work from home. The primary looks out over the river while having the luxury of an en-suite bath and the guest bedroom looks out to the Calgary tower. Don't miss the extended patio to relax and unwind on for BBQ season. And yes, this unit can be purchased fully furnished - making it a great turnkey investment as there is a highly regarded rental management company already in charge! Rounding out the perks are in-suite laundry, underground parking + storage locker. The incredible onsite amenities include:



concierge, guest suites, owner's lounge, outdoorÂ terrace, media room + fitness facility. This exciting, revitalizing East Village location is close to high-end restaurants, coffee shops, breweries and grocery, while being steps to the river pathways, off-leash dog area, St Patrick's Island park, c-train, Saddledome, Stampede grounds + downtown office core. Welcome to Verve: contemporaryÂ comfort for the distinguished demographic.

Built in 2018

Essential Information

MLS® #	A2112944
Price	\$499,900
Sold Price	\$492,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1609, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1S2

Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	1

Parking Underground

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Cooktop, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating Forced Air

Cooling Central Air

of Stories 26

Exterior

Exterior Features Balcony

Construction Concrete

Additional Information

Date Listed March 7th, 2024

Date Sold March 25th, 2024

Days on Market 18

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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