

\$449,900 - 526, 615 6 Avenue Se, Calgary

MLS® #A2115651

\$449,900

1 Bedroom, 1.00 Bathroom, 775 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

180° PANORAMIC VIEWS OF RIVER & DOWNTOWN CALGARY! Welcome to this dreamy 1 bed + den corner suite in the coveted Verve building. You will absolutely fall in love with the open concept layout as it's perfect for entertaining. As you walk into the unit, you'll notice the trendy vinyl plank flooring & sleek modern finishings. The kitchen is truly the heart of this home - equipped with stunning cabinetry, quartz countertops, stainless steel & cabinet-front appliances (including a Fulgar stovetop from Finland) & under cabinet lighting. The living room allows for loads of natural light with floor to ceiling windows & views for days! Super cool that you even have direct views of the fireworks during Stampede from the comfort of your own home. The primary bedroom is a great size w/ a closet and is adjacent to the modern 4 pc bathroom. The den has a stunning feature wall & offers views of the Bow River - imagine this as your office, who wouldn't want to work here? Or this could be an extra space for reading, working out, or a place for guests to stay! The oversized balcony faces south and gets the perfect amount of sun. On super hot days, use the smart thermostat & turn on the central AC! Another incredible feature of this property is that it has no neighbours next door or upstairs. This unit comes with in-suite laundry, heated underground parking stall, storage locker and wait until you hear about the amenities in the building! On the 6th floor, you'll find the fitness center, party room w/



fireplace, full kitchen & dining area, TVs & lounge area, & a huge rooftop patio with outdoor fire tables & games tables - imagine the fun gatherings you can host with family & friends this summer! The 25th floor offers another rooftop terrace with gorgeous 360° views of the city. This building also features a concierge, security personnel, and guest suites for rent. Located steps from trendy shops, restaurants, the river pathways, & more. This unit is sure to impress - book your showing today!

Built in 2018

Essential Information

MLS® #	A2115651
Price	\$449,900
Sold Price	\$445,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	775
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	526, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room,
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	Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	25

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	April 1st, 2024
Days on Market	13
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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