

\$350,000 - 406, 615 6 Avenue Se, Calgary

MLS® #A2176977

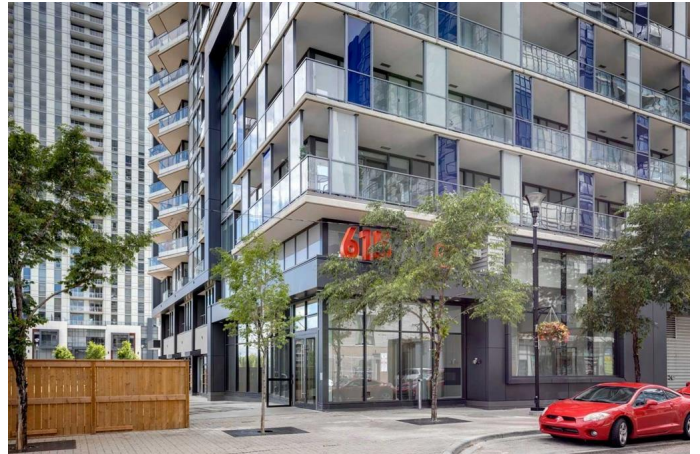
\$350,000

1 Bedroom, 1.00 Bathroom, 617 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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, youâ€™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. Donâ€™t miss this exceptional opportunity to embrace a vibrant urban lifestyle!

Built in 2018

Essential Information

MLS® #	A2176977
Price	\$350,000
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	617
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 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, Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground, Heated Garage, Owned, Secured, Titled

Interior

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

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	November 2nd, 2024
Date Sold	November 23rd, 2024
Days on Market	20
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.