



## 615 6 Avenue Calgary Alberta

\$369,900

All the space you need -- without paying for a second bedroom. Discover elevated living in this rare flagship 1-bed + den unit at Verve, ideally located in Calgary's Downtown East. Positioned on the 6th floor, this intelligently designed home offers unobstructed views of the Bow River and Confluence Park--enjoyed from the living room, bedroom, and oversized balcony. What makes Unit 606 stand out: Spacious & versatile layout: The large den is more than just an office--it comfortably fits a king-size bed with small nightstand, offering genuine flexibility for a 1+den. Exceptional storage: Thoughtfully designed with four closets, this home offers storage capacity that rivals many two-bedroom units--efficient and practical, with no wasted space. Comfort year-round: Naturally cool in summer and warm in winter thanks to ideal orientation and energy-efficient construction. Modern kitchen: Sleek built-in appliances, generous island, and clean contemporary finishes make this kitchen perfect for both cooking and entertaining. Bright interior: Floor-to-ceiling windows flood the space with natural light. Pocket and barn doors add style and maximize functionality. Private retreat: The primary bedroom offers river views and direct access to a spa-inspired bathroom--a true urban sanctuary. Everyday convenience: Includes in-suite laundry, titled underground parking, and a separate storage locker. Verve Amenities: Fitness centre, social lounge, guest suite, 6th-floor landscaped terrace 25th-floor sky lounge with panoramic views--perfect for fireworks nights or quiet evening escapes Prime East Village location: Directly across from St. Patrick's Island, Confluence Park, a community garden, and off-leash dog area. Steps from Studio Bell, Superstore, local cafes, restaurants, and the Stampede Grounds. Book your private viewing today--or drop by the open house this Saturday! (id:6769)

Living room 13.17 Ft x 10.58 Ft

Kitchen 11.58 Ft x 10.08 Ft

Bedroom 10.75 Ft x 9.58 Ft

Den 9.00 Ft x 7.25 Ft

Laundry room 2.83 Ft x 2.33 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft

Other 18.83 Ft x 10.25 Ft

Listing Presented By:



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