



615 6 Avenue Calgary Alberta

\$529,900

Welcome to Unit #1309 at Verve Condominiums, located in the highly sought-after East Village of Downtown Calgary. This exceptional corner unit boasts floor-to-ceiling windows with sunny northwest exposure, offering breathtaking panoramic views of downtown Calgary, the Bow River and the Rocky Mountains on a clear day! This modern residence features two spacious bedrooms, a den, two full bathrooms, and in-suite laundry. The expansive balcony provides the perfect space to enjoy the extraordinary views. Included with the unit is one titled parking stall (#100, P3) and one assigned storage locker (#130, P3). Designed for both comfort and style, this unit is equipped with central air conditioning, quartz countertops, built-in appliances, high-quality laminate flooring, and premium window coverings. Additional standout upgrades include enhanced lighting throughout, smart home integration which includes Nest Remote keyless entry, Nest Thermostat, Smart Dimmer Switches, and custom-designed closet organization, setting this unit apart from others in the building. Verve Condominiums offers exceptional amenities, including a fully equipped gym and recreation facilities on the sixth floor, guest suites on the fifth floor, and a rooftop patio and entertainment area on the 25th floor. Additional conveniences include visitor parking, bicycle storage in the parkade, and full-time concierge and security personnel in the lobby. The building is well-managed and meticulously maintained. Verve is ideally situated with excellent access in and out of downtown and is just minutes from shopping, groceries, and top-rated restaurants, including Charbar, Raw, and Nupo. The area is incredibly walkable, with easy access to the Riverwalk, a nearby dog park, community gardens, and a newly constructed pickleball court. Don't miss this incredible opportunity--contact us today for more details or to sch...

Living room 16.75 M x 10.75 M

Bedroom 9.00 M x 9.58 M

Kitchen 15.25 M x 10.50 M

Den 5.75 M x 5.17 M

4pc Bathroom 7.83 M x 5.33 M

Primary Bedroom 17.58 M x 10.75 M

3pc Bathroom 7.83 M x 5.25 M

Listing Presented By:



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