



## 615 6 Avenue Calgary Alberta

\$449,900

Market aligned price adjustment- Welcome to Verve in East Village, one of Calgary's most sought-after addresses combining modern design, urban energy, and incredible views. This 2-bedroom, 1-bath home offers 180° panoramic views of downtown and the Confluence Historic Site, where the Bow and Elbow Rivers meet. Floor-to-ceiling windows fill the space with natural light, and the open-concept layout connects the kitchen, dining, and living areas seamlessly, making it perfect for both relaxing and entertaining. The modern kitchen features sleek cabinetry, quartz countertops, and built-in appliances, while the home also includes central A/C, in-suite laundry, and a private balcony to take in sunrise and sunset views over the city. Adding even more value, this rare unit comes with 5 titled underground parking stalls ALL RENTED INSTANT CASH FLOW. Verve offers premium amenities including a rooftop lounge and terrace, fitness center, guest suites, and concierge service, all just steps from the RiverWalk, Central Library, cafes, and the CTrain. It's downtown living with a riverside vibe -- and a truly unique opportunity to own one of the most distinctive homes in the building. All stalls are rented out and returning big cashflow returns, property also includes a storage locker. (id:6769)

Kitchen 12.08 Ft x 7.50 Ft

Living room 17.33 Ft x 7.08 Ft

Bedroom 17.33 Ft x 7.08 Ft

Laundry room 2.83 Ft x 2.33 Ft

Primary Bedroom 10.08 Ft x 9.58 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca