



# 615 6 Avenue Calgary Alberta

\$649,900

Unlock a new level of urban living with this rare live/work unit--a one-of-a-kind opportunity in East Village's vibrant downtown core. One of only three of its kind in the VERVE building, this property offers exceptional value and functionality for the modern entrepreneur. The street level features a professional 768 sq. ft. commercial space with a separate, high-exposure retail entrance--perfect for a professional office, design studio, artist's studio, or boutique retail/consumer services. Floor-to-ceiling windows flood the space with natural light and provide ample room for signage. The accessible two-piece bath on the main floor is purpose-built for commercial needs. Plenty of short-term street parking, along with neighboring retail shops, helps drive consistent foot traffic. Above, a private 723 sq. ft., one-bedroom suite offers a bright, stylish retreat, complete with high-end kitchen appliances, a four-piece bath, and a private balcony. Interior building access from the second level ensures comfort and security, with convenient connections to two underground, heated, titled parking stalls and a storage locker. This is more than just a property--it's a strategic opportunity for those seeking a seamless blend of convenience and modern living. Located on The Riff pedestrian street, you're steps from public transit, river pathways, and the neighborhood's best shops and dining. Own a home and operate a business in a single, exceptional location in a combined 1491 sq ft live/work townhouse. (id:6769)

4pc Bathroom 8.17 Ft x 5.42 Ft  
Bedroom 9.25 Ft x 9.17 Ft  
Foyer 9.83 Ft x 10.58 Ft  
Kitchen 11.42 Ft x 8.17 Ft

Living room 11.33 Ft x 22.17 Ft  
2pc Bathroom 8.83 Ft x 6.25 Ft  
Other 20.50 Ft x 22.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.sanostante.com/>

**RE/MAX Realty Professionals**

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

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