

**606, 615 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2219154**



## \$369,900

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

All the space you need &mdash; 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&mdash;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&mdash;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&mdash;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&mdash;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&mdash;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 caf&eacute;s, restaurants, and the Stampede Grounds. Book

your private viewing today&mdash;or drop by the open house this Saturday!