

**1309, 615 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2192702**



**\$529,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Built in closet cabinetry

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&mdash;contact us today for more details or to schedule a viewing!