

# \$399,000 - 2006, 615 6 Avenue Se, Calgary

MLS® #A2232421

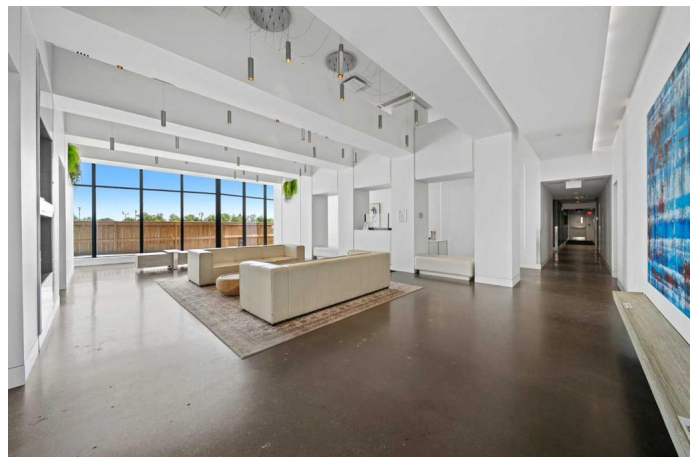
**\$399,000**

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Unit 2006 at The Verve, a 20th-floor 1-bedroom plus den residence offering bright east-facing Bow River views in the heart of East Village. With 593.7 sqft of thoughtfully designed interior space, this high-floor unit combines natural light, efficient layout, and concrete construction to create a private, comfortable urban home. The modern kitchen features quartz countertops, full-height cabinetry, stainless steel appliances, and a sleek island that flows into the open-concept living and dining area. Floor-to-ceiling windows frame the morning skyline, while the private balcony offers unobstructed views over East Village rooftops and city landmarks. The primary bedroom includes generous closet space and natural light, while the separate den is perfect for a home office, reading nook, or guest area. A full 4-piece bathroom, stacked laundry, and multiple closets provide convenience and function. This unit includes a titled underground parking stall and access to a wide range of premium building amenities: 24-hour concierge, fully equipped fitness centre, rooftop lounge with river views, guest suite, bike storage, and resident social spaces. The Verve is one of East Village's most sought-after towers, developed by FRAM+Slokker with quality concrete construction and professional management. Steps from RiverWalk, Superstore, Central Library, Studio Bell, CTrain, coffee shops, and more, this location is ideal for urban professionals, first-time buyers, and investors



alike. With low condo fees and strong rental demand in the area, this home also makes an excellent holding property. East-facing units are prized for their natural morning light, quieter exposure, and energy efficiency, while high-floor positioning enhances resale value and owner enjoyment. Immediate possession is available. This is your opportunity to own a stylish and functional high-rise condo in one of Calgary’s fastest-growing downtown districts.

Built in 2019

**Essential Information**

MLS® #	A2232421
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	594
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2006, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S2

**Amenities**

Amenities	Elevator(s), Other, Parking, Trash, Visitor Parking, Bicycle Storage, Community Gardens, Fitness Center, Guest Suite, Picnic Area, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Spa/Hot Tub,
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	Storage
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Recreation Facilities
Appliances	Built-In Oven, Built-In Refrigerator, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	25

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Outdoor Grill, Playground, Barbecue
Construction	Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	13
Zoning	CC-EPR

## Listing Details

Listing Office	Homecare Realty Ltd.
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