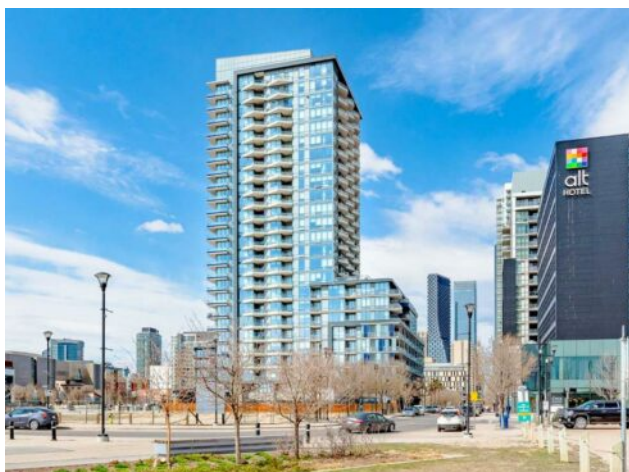


422, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2174369



## \$368,000

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Downtown East Village                                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                  |
| <b>Style:</b>    | Apartment   |               |                  |
| <b>Size:</b>     | 574 sq.ft.  | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler, Hot Water  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage |                   |        |

**Inclusions:** None

Experience urban living at its finest in the prestigious Verve building, nestled in Calgary's vibrant East Village. This stunning 574 sq ft apartment offers one bedroom plus a versatile den, perfect for a home office or guest space. The contemporary design is highlighted by sleek quartz countertops, European-style cabinets, and high-end finishes throughout. The open-concept living area is bathed in natural light, with floor-to-ceiling windows. Step out onto your private balcony to enjoy unobstructed west-facing views of the city skyline. The spacious 5-piece bathroom exudes luxury with modern fixtures and ample storage. Residents of the Verve enjoy access to top-notch amenities, including a state-of-the-art fitness center, two beautifully landscaped terraces with outdoor grills, and guest suites for visitors. The titled underground heated parking stall and storage locker add convenience and peace of mind. Located in the heart of East Village, you'll be steps away from the Bow River pathways, eclectic shops, trendy cafes, and lush parks. Whether you're exploring the city or enjoying a quiet evening at home, this property offers the perfect blend of comfort and lifestyle. Contact me for a viewing. Don't miss out.