

# \$529,900 - 1309, 615 6 Avenue Se, Calgary

MLS® #A2192702

**\$529,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

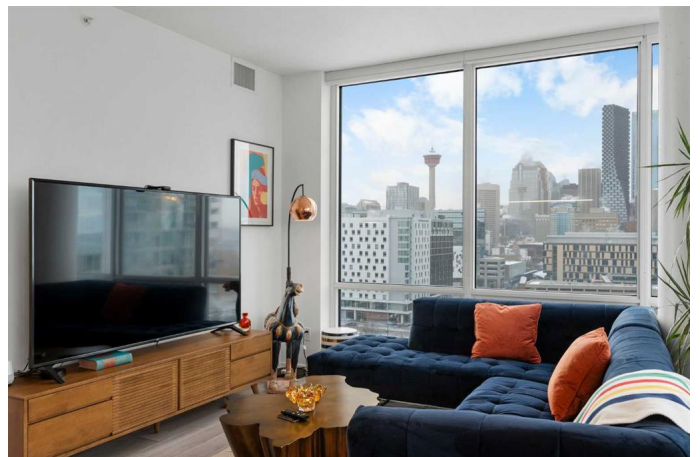
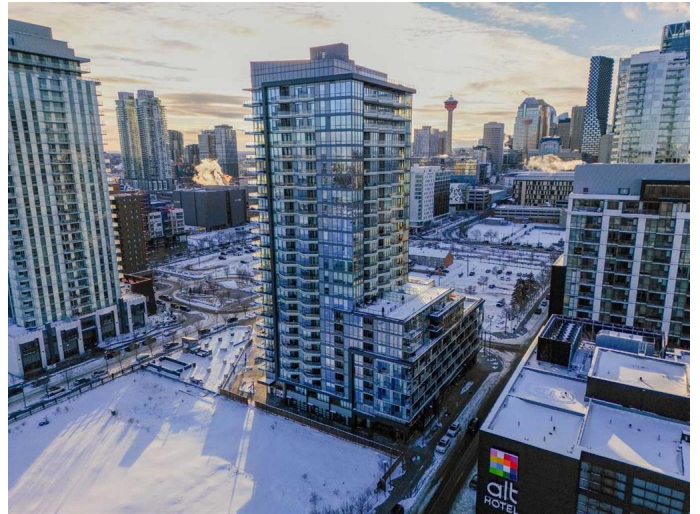
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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 opportunityâ€”contact us today for more details or to schedule a viewing!

Built in 2018

### Essential Information

MLS® #	A2192702
Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1309, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 1S2

### Amenities

Amenities Elevator(s), Fitness Center, Roof Deck, Guest Suite, Party Room, Recreation Facilities

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

# of Garages 1

### Interior

Interior Features Open Floorplan

Appliances Built-In Refrigerator, Dishwasher, Electric Range, Oven, Range Hood, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling Central Air

# of Stories 23

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed February 11th, 2025

Days on Market 82

Zoning CC-EPR

### Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.