

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

MLS® #A2192702

**\$529,900**

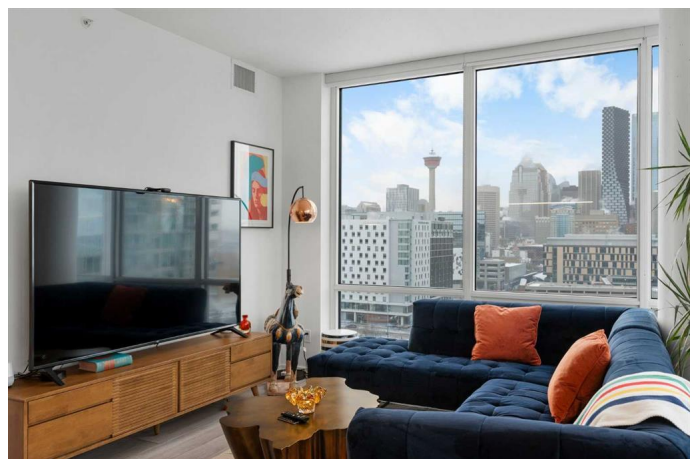
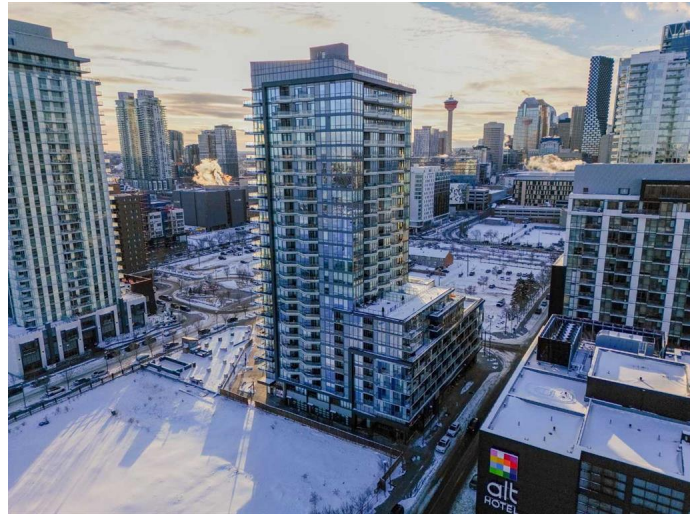
2 Bedroom, 2.00 Bathroom, 822 sqft  
Residential on 0.00 Acres

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 66

Zoning CC-EPR

### **Listing Details**

Listing Office Royal LePage Benchmark

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