

2004, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2147527



**\$520,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 511

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Metal Siding

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

**Inclusions:** N/A

Welcome to this immaculate, contemporary 2-bedroom, 2-bathroom corner unit on the 20th floor, offering stunning views of the Bow River and Calgary Tower. The thoughtfully designed open floor plan is perfect for entertaining, featuring a sleek kitchen with integrated appliances, quartz countertops, and a spacious central island with a breakfast bar. This modern home boasts wide plank flooring, unique lighting fixtures, full-size ensuite laundry, and private balcony. Convenience is key with titled underground heated parking and secure assigned storage. The Verve offers luxurious amenities such as a concierge, spacious common areas with a cozy indoor lounge, a well-equipped exercise room, and a large patio area with a BBQ and fire pit. The 25th-floor observation deck provides spectacular downtown skyline views. Top-notch security includes full-time staff, concierge services, guest suites, and underground visitor parking. Ideally located steps from the river path system, shopping, restaurants, transit, and the impressive Central Library. Don't miss out &ndash; take a virtual 3D tour of this incredible home today!