# \$374,000 - 2006, 615 6 Avenue Se, Calgary

MLS® #A2232421

### \$374,000

1 Bedroom, 1.00 Bathroom, 594 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Unobstructed Bow River Views • High-Floor Privacy • Fully Enclosed Den (Fits Bed) • \$412,000 City Assessment + \$37K Titled Underground Parking Assessment for 2025

Rising 20 floors above the river, this
East-facing 1 Bedroom + fully enclosed Den
delivers the panorama, light, and lifestyle that
define East Village living at its best. From
sunrise over the Bow River to the downtown
skyline glowing at night, every room frames a
sweeping, uninterrupted view, no towers to
block it.

Inside, the layout is one of Verve's most functional: an enclosed Den with a sliding door that works as a true office or comfortably fits a twin bed, offering rare versatility for guests, hybrid work, or extra income potential. The modern kitchen features quartz countertops, stainless steel appliances, and a large island with seating. Floor-to-ceiling windows maximize natural light, while central A/C, in-suite laundry, and a private balcony add everyday comfort.

This home also comes with titled underground heated parking and a separate storage locker, adding everyday convenience and long-term value.

Residents enjoy access to Verve's premium amenities: • Sky Lounge & Rooftop Observation Deck







(25th Floor)

• 6th-floor indoor lounge with fireplace, games & full kitchen

• Landscaped outdoor terrace with BBQs & firepit

• Modern fitness studio

• Bookable guest suites

• Concierge, security, visitor parking & bike storage

The location is unmatched. Steps to the RiverWalk, Central Library, Studio Bell, Superstore, cafés, the CTrain (within the free-fare zone), and East Village's growing dining scene. An off-leash dog park is less than 200m away.

For investors, recent high-floor one-bedroom leases at \$1,850â€"\$2,100/month demonstrate strong rental demand. For end users, limited high-floor inventory makes this home a rare chance to secure a river-facing residence in one of Calgary's fastest-evolving neighbourhoods.

A lifestyle upgrade, an investment advantage, and a view you will never forgetâ€"welcome to Verve.

Built in 2019

#### **Essential Information**

MLS® # A2232421 Price \$374,000

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 Other, Bicycle Storage, Community Gardens, Elevator(s), Fitness

Center, Guest Suite, Parking, Picnic Area, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Spa/Hot Tub, Storage, Trash,

Visitor Parking

Parking Spaces

Parking Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub,

Recreation Facilities, Recessed Lighting, Storage

Appliances Microwave, Range Hood, Window Coverings, Built-In Refrigerator,

Built-In Oven, Dryer, Electric Cooktop, Washer

Heating Fan Coil
Cooling Central Air

# of Stories 25

#### **Exterior**

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

Construction Concrete

#### **Additional Information**

Date Listed June 18th, 2025

Days on Market 155

Zoning CC-EPR

## **Listing Details**

## Listing Office Homecare Realty Ltd.

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