



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

326, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2295339



**\$434,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	Furniture		

Wake up to sunlight pouring in from every angle in this third-floor 1 bedroom + den/bedroom home in the Verve, where city living meets everyday comfort. With 180-degree views stretching from the southeast all the way to the northwest, your days begin with glowing sunrises and wind down with golden evening light filtering through expansive windows. The open-concept layout is both welcoming and functional, featuring laminate flooring, quartz countertops with apple-box storage, and a modern kitchen designed for relaxed mornings and effortless entertaining. The versatile den easily functions as a second bedroom, home office, or guest retreat, adapting to your lifestyle as it evolves. Enjoy year-round comfort with air conditioning, in-suite washer and dryer, and the convenience of a storage locker and an underground titled extra-wide parking stall. Beyond your front door, the Verve offers exceptional amenities including a beautifully landscaped courtyard, a fully equipped fitness centre, and an inviting social room with cozy fireplaces. With easy access to East Village, river pathways, dining, and downtown amenities, this bright, modern home delivers the perfect blend of comfort, style, and connected urban living. Whether you are looking for inner-city living or an investment property this home is perfect!