



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

326, 615 6 Avenue SE
Calgary, Alberta

MLS # A2352045

\$359,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	779 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Paved, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: 1 Storage Key, 2 Building/Garage Fobs. *Furniture Negotiable*

Corner-unit privacy meets elevated urban living at Verve! Tucked away at the absolute end of a quiet 3rd-floor hallway with no shared side walls, this pristine end unit offers a level of sanctuary rarely found downtown. Maintained in flawless original-owner condition and never rented, this bright residence captures stunning views of the iconic National Music Centre and vibrant local public art through dramatic floor-to-ceiling windows. The open-concept layout is designed for effortless entertaining, centred around a sleek gourmet kitchen complete with premium quartz countertops, a custom island with a unique integrated fruit tray, and high-end built-in appliances. The versatile, dedicated den creates the ideal home office, creative sanctuary, or private guest space. Relax in the bright primary bedroom equipped with custom California closet organizers, and enjoy year-round luxury with air conditioning, in-suite stacked laundry, and a private balcony featuring a natural gas BBQ line. One of the most convenient and unique advantages of this unit's location is its proximity to a fourth elevator. This specific elevator grants you closer access to a quiet 2nd entry on 5th Street SE, while also serving as your daily, direct elevator down to your storage locker and extra-wide titled underground parking stall. Verve's resort-style amenities include a 6th-floor fitness center, party room, and outdoor courtyard with BBQs and ping-pong, plus a 25th-floor sky deck and boardroom featuring panoramic city views. Enjoy Good Earth Coffeehouse, a boutique liquor store, and a pizza shop right at your doorstep, with Superstore, Winners, community gardens, Bow River pathways, and St. Patrick's Island just steps away. Turnkey appeal: Furniture is negotiable, making this an ideal fit for first-time buyers or executive investors alike!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.