

# \$425,000 - 2104, 615 6 Avenue Se, Calgary

MLS® #A2240332

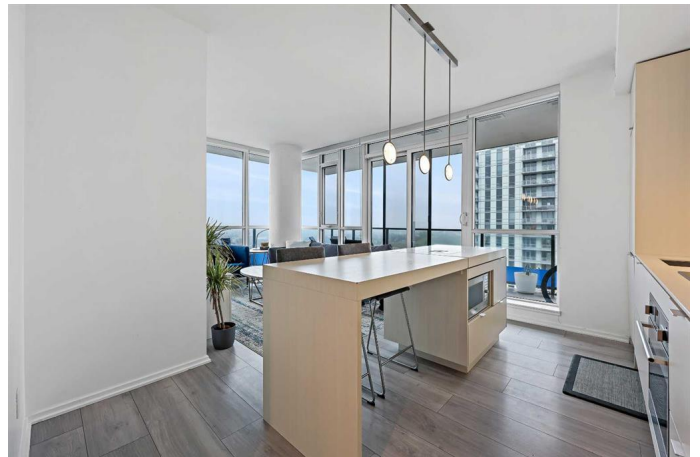
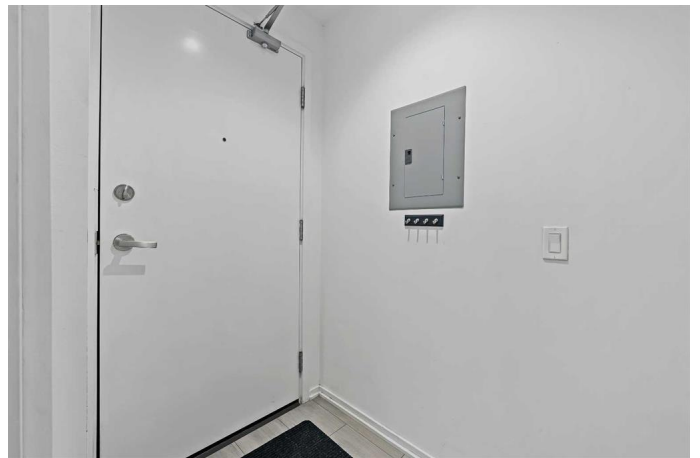
**\$425,000**

2 Bedroom, 2.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience elevated city living in this spectacular 21st-floor corner unit in the Verve, located in the vibrant heart of East Village. With unobstructed southeast views overlooking the Bow River, Fort Calgary, Stampede Park, and downtown skyline, this 2-bedroom, 2-bathroom residence combines location, light, and lifestyle in one of Calgary's most walkable neighbourhoods. Floor-to-ceiling windows flood the open-concept space with natural light, while the set-back deep windowsills create an expansive, airy feel rarely found in high-rise condos. The 200+ sq ft wraparound balcony invites you to BBQ, lounge, and soak in the panoramic vistas day or night. Thoughtfully designed for comfort and style, the kitchen features sleek cabinetry, quartz countertops, a large island perfect for entertaining, and a built-in electric cooktop. The primary bedroom offers a tranquil retreat with stunning views and a modern 3-piece ensuite, while the second bedroom is ideal for guests, a home office, or den. A spacious 4-piece main bath, in-suite laundry room, and central air conditioning add to everyday convenience. The unit also includes a rare, oversized titled underground parking stall—big enough to fit a truck—and an assigned storage locker. The Verve offers exceptional amenities: a second-floor fitness centre, social lounge with kitchen and terrace, guest suites, and an exclusive 25th-floor rooftop patio and party room with unobstructed views. Perfectly



positioned for active professionals, pet lovers, and investors alike. You're steps from the RiverWalk, bike paths, and an off-leash dog park across the street. The Central Library, Superstore, Studio Bell, and a growing list of East Village cafes, restaurants, and breweries are all within a 5-minute walk. Plus, you're in Calgary's free fare LRT zone for stress-free downtown commuting. Whether you're searching for a pet-friendly river-view condo, a modern downtown home with amenities, or a turnkey rental in a high-demand location, this top-floor end unit delivers it all. Don't miss your opportunity to own one of East Village's most desirable views. Book your showing today.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240332          |
| Price          | \$425,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 629               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2104, 615 6 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S2               |

## Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Trash, Visitor Parking, Elevator(s), Guest Suite, Party Room, Roof Deck, Storage |
| Parking Spaces | 1                                                                                                         |
| Parking        | Parkade, Stall, Underground, Titled                                                                       |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Natural Gas, Fan Coil                                                                            |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 25                                                                                               |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Concrete, Glass, Metal Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 76              |
| Zoning         | DC              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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