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1204, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2144260



**\$448,500**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 2 TVs, Queen Beds + mattress, Double bed + mattress, Counter chairs, Kitchen utensils, Coffee table, TV Stand/shelf, Standing shelf. Floor steamer, wireless vacuum cleaner... Everything is included.

Investment Opportunity! Discover upscale living at the Verve condominium! Situated on the 12th floor in Downtown East Village, Calgary! This fully furnished 2-bedroom, 2-bathroom condo was built in 2019, designed with elegance and features an open concept throughout the living room, dining room, and kitchen. It boasts premium finishes, 9' high ceilings, large windows, concierge services, security, close proximity to C-train, Superstore, kids' playground, and a modern dog park. This stunning 12th-floor condo offers the perfect blend of modern elegance and convenience with breathtaking views of both downtown Calgary's skyline and the picturesque Bow River. On the 6th floor, there is a fitness center, party room with fireplace, full kitchen & dining area, TVs & lounge area, and a huge rooftop patio with outdoor fire tables & games tables. The 25th floor offers another rooftop terrace with a gorgeous city view. Walking distance to Riverfront Pathways, Eau Claire Market, Prince's Island Park, YMCA, and many restaurants. This immediate turnkey unit is available for sale as FURNISHED! The current tenant is the first occupant who has lived in the unit with no rent defaults and the lease ends in March 2025. The unit comes with a titled underground parking stall level P2 - #217 and an assigned storage locker level P3 #P309-87.