426 615 6 Avenue SE

Calgary | Active | MLS® A2323710

$405,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2018**	**743.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this dreamy 1 bed + den corner suite in the coveted Verve building. You will absolutely fall in love with the open concept layout as it’s perfect for entertaining. As you walk into the unit, you’ll notice the trendy vinyl plank flooring & sleek modern finishings. The kitchen is truly the heart of this home - equipped with stunning cabinetry, quartz countertops, stainless steel & cabinet-front appliances. The living room allows for loads of natural light with floor to ceiling windows & views for days! Super cool that you even have direct views of the fireworks during Stampede from the comfort of your own home. The primary bedroom is a great size w/ a closet and is adjacent to the modern 4 pc bathroom. The den has a stunning feature wall & offers views of the Bow River - imagine this as your office, who wouldn’t want to work here? Or this could be an extra space for reading, working out, or a place for guests to stay! The oversized balcony faces south and gets the perfect amount of sun. On super hot days, use the smart thermostat & turn on the central AC! Another incredible feature of this property is that it has no neighbours next door. This unit comes with in-suite laundry, 2 heated underground parking stalls, 3 more motorcycle or small car stalls, (yes, 5 total) storage locker and wait until you hear about the amenities in the building! On the 6th floor, you’ll find the fitness center, party room w/ fireplace, full kitchen & dining area, TVs & lounge area, & a huge rooftop patio with outdoor fire tables & games tables - imagine the fun gatherings you can host with family & friends this summer! The 25th floor offers another rooftop terrace with gorgeous 360° views of the city. This building also features a concierge, security personnel, and guest suites for rent. Located steps from trendy shops, restaurants, the river pathways, & more. This unit is sure to impress - book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323710
Bedrooms	2
Bathrooms	1
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	743.67 sq. ft.
Condo Fee:	$584.12
Condo Fee Includes:	Amenities of HOA/Condo, Professional Management, Reserve Fund Contributions, Security
Front Exposure:	Southwest
Unit Exposure:	West
Floor Location:	Other
Entry Level:	4
Stories Total:	6
Levels:	Single Level Unit
End Unit:	End Unit, No Common Walls
Total Rooms Above Grade:	3
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1910157
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Fireplace Details:	None
Garage:	No
Garage Spaces:	5
Parking:	Additional Parking, Underground
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Verve
Community:	Downtown East Village
Amenities:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Roof Deck, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'1" × 7'6" ·
Main Floor	Bedroom - Primary · 10'1" × 9'7" ·
Main Floor	Bedroom · 17'4" × 7'1" ·
Suite	Living Room · 17'4" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jun 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/426-615-6-avenue-se-calgary-a2323710/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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