

# \$399,000 - 2006, 615 6 Avenue Se, Calgary

MLS® #A2232421

**\$399,000**

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

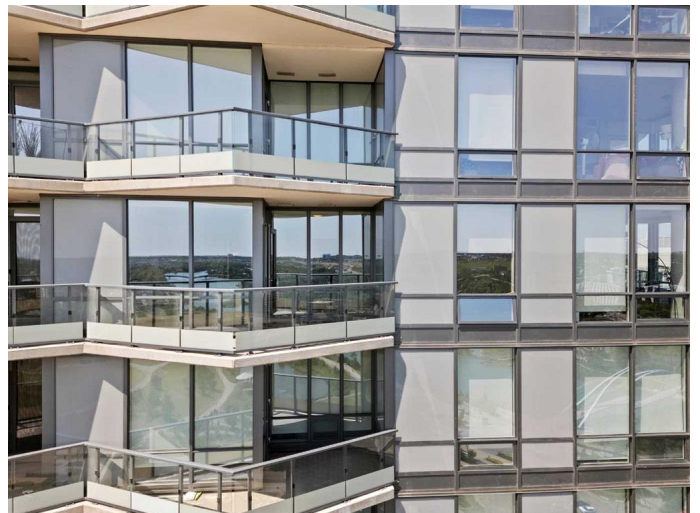
Downtown East Village, Calgary, Alberta

Among Verve's™ most compelling residences, Unit 2006 rises above the rest—literally. Positioned on the 20th floor with permanent Bow River and skyline views, this home offers vertical privacy, soft morning light, and freedom from future obstructions. For those seeking more than just a downtown condo, this is a rare fusion of height, light, and lasting value.

Unlike lower-floor units with similar layouts, this near-600 SQ FT residence offers a superior vantage point and natural quietude. The fully enclosed DEN with a sliding door comfortably fits a twin bed or functions beautifully as a private home office—ideal for flexible urban living. Combined with titled underground parking and a secure storage locker, this unit checks boxes many others cannot.

Professionals, downsizers, and out-of-town investors will appreciate the practical luxuries: quartz kitchen surfaces, stainless appliances, central air conditioning, and in-suite laundry. Verve residents enjoy premium amenities—fitness studio, rooftop lounge, firepit terrace, BBQ deck, guest suites, and concierge—steps from RiverWalk, Studio Bell, the New Central Library, grocery, caf  s, and the CTrain.

With limited high-floor inventory and growing East Village appeal, this unit stands out as



both a lifestyle upgrade and a resilient long-term hold. Recent rentals for similar high-floor units range \$1,850â€“\$2,100/month. Ask for investor summary with rental comps and projected ROI.

Request full investor package including rent history, cap rate projection, and ROI scenario analysis. Monthly condo fee details, reserve fund health, and projected net returns are also available.

Popular among professionals, graduate students, and urban remote workers, Verveâ€™s rental demand remains consistently strong. Ideal for overseas buyers seeking a secure, low-maintenance investment with long-term capital stability.

If youâ€™ve been comparing similar listings in Verve or East Village and waiting for a unit that offers both livability and investment merit, Unit 2006 is your moment. Elevated, efficient, and endlessly brightâ€”itâ€™s not just a floor plan, itâ€™s a rare perspective.

Built in 2019

**Essential Information**

MLS® #	A2232421
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	594
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2006, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S2

## Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Other, Parking, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Guest Suite, Picnic Area, Roof Deck, Trash
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage
Appliances	Built-In Oven, Built-In Refrigerator, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	25

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Barbecue, Courtyard, Outdoor Grill
Construction	Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	24
Zoning	CC-EPR

## Listing Details

Listing Office	Homecare Realty Ltd.
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