

# \$659,900 - 130, 615 6 Avenue Se, Calgary

MLS® #A2265286

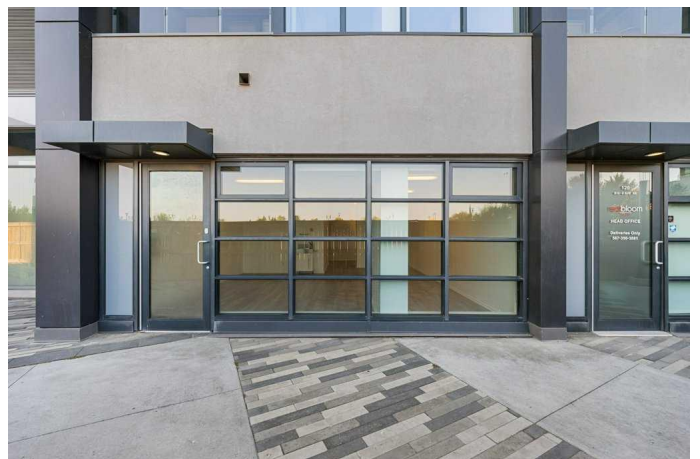
**\$659,900**

1 Bedroom, 2.00 Bathroom, 1,491 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Unlock a new level of urban living with this rare live/work unit—a one-of-a-kind opportunity in East Village’s vibrant downtown core. One of only three of its kind in the VERVE building, this property offers exceptional value and functionality for the modern entrepreneur. The street level features a professional 768 sq. ft. commercial space with a separate, high-exposure retail entrance—perfect for a professional office, design studio, or boutique. Floor-to-ceiling windows flood the space with natural light and provide ample room for signage. The accessible two-piece bath on the main floor is purpose-built for commercial needs. Plenty of short-term street parking, along with neighboring retail shops, helps drive consistent foot traffic. Above, a private 723 sq. ft., one-bedroom suite offers a bright, stylish retreat, complete with high-end kitchen appliances, a four-piece bath, and a private balcony. Interior building access from the second level ensures comfort and security, with convenient connections to two underground, heated, titled parking stalls and a storage locker. This is more than just a property—it’s a strategic opportunity for those seeking a seamless blend of convenience and modern living. Located on The Riff pedestrian street, you’re steps from public transit, river pathways, and the neighborhood’s best shops and dining. Own a home and operate a business in a single, exceptional location in a combined 1491 sq ft live/work townhouse.



Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2265286      |
| Price          | \$659,900     |
| Bedrooms       | 1             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,491         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 130, 615 6 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S2               |

## Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Community Gardens, Guest Suite, Recreation Facilities, Roof Deck, Recreation Room |
| Parking Spaces | 2                                                                                                                                                                                                           |
| Parking        | Heated Garage, Titled, Underground                                                                                                                                                                          |
| # of Garages   | 2                                                                                                                                                                                                           |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven |
| Heating           | Forced Air, Natural Gas                                                                                |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 25          |
| Basement     | None        |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Other                  |
| Roof              | Other                  |
| Construction      | Concrete, Metal Siding |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 5                  |
| Zoning         | DC                 |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.