

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

MLS® #A2265286

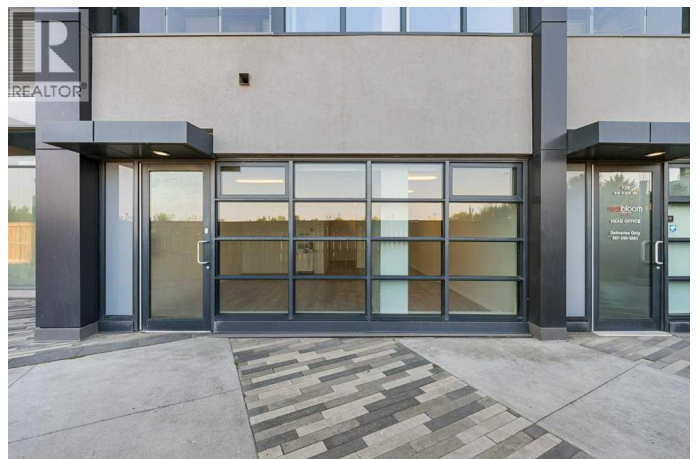
\$659,900

1 Bedroom, 2.00 Bathroom, 1,491 sqft

Single Family 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. (id:6289)



Built in 2019

Essential Information

Listing #	A2265286
Price	\$659,900
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Square Footage	1,491
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	130, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
Province	Alberta
Postal Code	T2G1S2

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	Other, Guest Suite, Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Concrete, Metal
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office

Real Broker



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Listing information last updated on October 23rd, 2025 at 11:16am PDT