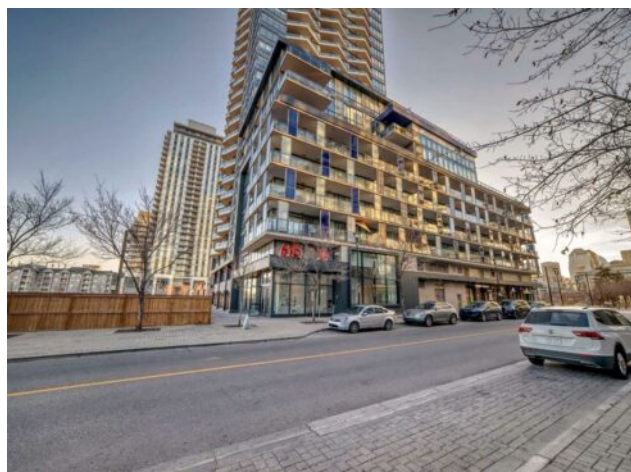


**110, 615 6 Avenue SE**  
**Calgary, Alberta**
**MLS # A2227868**

**\$699,000**
**Division:** Downtown East Village

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,517 sq.ft.

**Zoning:** CC-EPR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Experience unmatched value with this extraordinary 1,516 sq ft RETAIL/LIVE/WORK unit in the sought-after Verve building. Perfectly situated in East Village, this rare property offers a unique opportunity to run your business from the spacious main floor while enjoying a chic one-bedroom condo on the upper level, each with separate entrances for ultimate convenience. Step into an open-concept living area featuring a sleek, modern kitchen complete with top-of-the-line integrated appliances, quartz countertops, and an expansive island, ideal for both entertaining and daily use. Every detail has been thoughtfully designed, from the stylish wide plank flooring to the statement lighting and contemporary fixtures that exude sophistication. Verve offers residents a premier lifestyle with its full range of upscale amenities. Enjoy the indoor lounge with ample seating, a cozy fireplace, and a large TV for gatherings. Stay active in the state-of-the-art exercise room or unwind on the expansive outdoor patio featuring a hot tub, BBQs, fire pit, and a stunning observation deck on the 25th floor. Additional perks include concierge service, 24/7 security, guest suites, storage facilities, and two underground parking stalls. This prime location puts you steps away from the C-Train, Superstore, St. Patrick's Island, the National Music Centre, Central Library, and more. Seize this incredible opportunity to blend business and luxury living seamlessly—your vibrant urban lifestyle awaits!