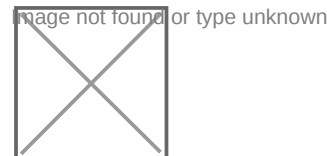


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

130, 615 6 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32280

MLS ID:
A2259165

\$659,900



 **DAN STANTE**
 (403) 289-3435

 Real Broker
 855-623-6900

 130, 615 6 Avenue SE, Calgary , Alberta T2G 1S2

Transaction Type

For Sale

Days On Market

17

Zoning

DC

Subdivision

Downtown East Village

Building Type

Condo Complex,High Rise,Mixed Use

Year Built

2019

Structure Type

High Rise (5 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1910157

Building Area (Sq. Ft.)

1491.21

Building Area (Sq. M.)

138.54

Parking

2

Construction Type

Concrete

Heating

Forced Air

Lot Features

Near Public Transit,Near Shopping Center,Street Lighting

Inclusions

Refrigerator, Dishwasher, Range Hood, Washer, Dryer, Countertop Stove, Oven, Microwave, All window coverings.

Restrictions

Restrictive Covenant

Reports

Floor Plans,Title

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.

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