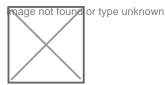


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130, 615 6 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32280

MLS ID: A2259165

\$659,900



A DAN STANTE

- **2** (403) 289-3435
- Real Broker
- **855-623-6900**
- 130, 615 6 Avenue SE, Calgary , Alberta T2G 1S2

Transaction Type

For Sale

Days On Market

1

Zoning

DC

Subdivision

Downtown East Village

Year Built 2019 Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 1910157

Building Area (Sq. Ft.)

anding Area (eq. 1 t.)

Building Area (Sq. M.)

Parking

1491.21

138.54

Heating Lot Features

Forced Air

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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