



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #3401, Calgary T2P1J3

MLS® #: **A2105297**

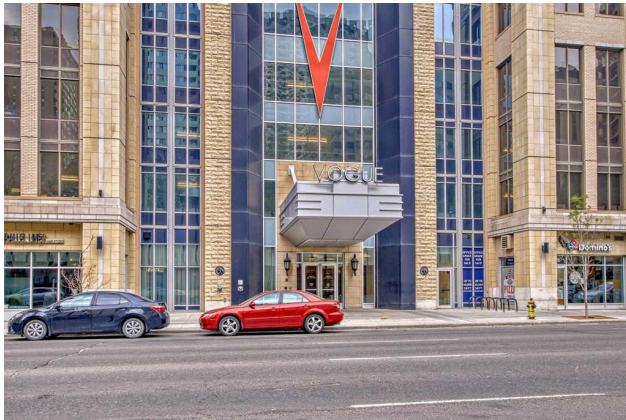
Area: **Downtown
Commercial Core
Calgary**

Listing Date: **02/01/24**
Change: **None**

List Price: **\$950,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2017**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,294**
Low Sqft:
Ttl Sqft: **1,294**

DOM

108
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Penthouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Covered,Parkade,Underground**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	10`4" x 10`2"	Bedroom - Primary	Main	10`11" x 12`4"
Living Room	Main	11`7" x 21`7"	2pc Bathroom	Main	7`11" x 5`10"
Den	Main	11`8" x 8`2"	Bedroom	Main	10`0" x 11`4"
3pc Ensuite bath	Main	6`3" x 8`6"			

Legal/Tax/Financial

Condo Fee:
\$866

Title:
Fee Simple

Zoning:
CR20-C20/R20

Legal Desc:	1710503	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This stunning penthouse home offers captivating views of the Rocky Mountains, Bow River, and Downtown from its three balconies. With 9-foot ceilings, central air conditioning, and a fireplace in the main living area, the atmosphere is both spacious and cozy. The modern kitchen is equipped with stainless steel appliances, including a gas cooktop, allowing for gourmet cooking experiences. The ample eating bar provides a convenient and stylish space for dining. Both private bedrooms boast their own ensuites and balconies, ensuring a peaceful and personal retreat within the home. Additionally, there is an office/den area, offering a versatile space for work or relaxation. The penthouse includes two titled parking stalls, providing convenience and security. The building itself offers a range of amenities, including a concierge in the main floor lobby, a gym, an owner's lounge, a yoga studio, a meeting room, and a recreation/games room. Conveniently located near downtown amenities and the C-train, the building is also just steps away from the Bow River, offering easy access to outdoor activities and scenic walks. This penthouse home truly combines luxury, comfort, and convenience in an exceptional location. Penthouse comes with 2 covered parking. Do check the Virtual tour link included for walkthrough.</p>		
Inclusions: Property Listed By:	<p>Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings Royal LePage METRO</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

