



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1078 6 Avenue #1305, Calgary T2P 5N6**

MLS® #: **A2108708**

Area: **Downtown West End**

Listing Date: **03/07/24**

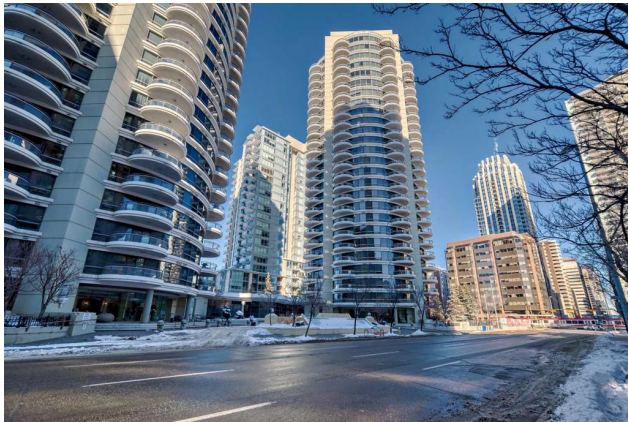
List Price: **\$429,000**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Calgary**

Year Built:

**2004**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,016**

Low Sqft:

Ttl Sqft:

**1,016**

DOM

**73**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**High-Rise (5+)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**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>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`0" x 5`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>115`1" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 11`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 14`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`11" x 11`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 11`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`9" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 4`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`0" x 13`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$734**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0313153**

Remarks

Pub Rmks:

**Beautiful two bed room condo: Location: Situated in the Downtown West end, the building is conveniently close to shopping areas, restaurants, public transit, and the Bow River Walking/Biking Paths. Amenities: Residents have access to various amenities including a Fitness Center, Bike Storage, Party/Lounge Room, and an Indoor Pool. Property Details: The condo, located on the 13th floor, offers a stunning river view through its floor-to-ceiling windows. This feature adds to the appeal of the property, providing residents with beautiful scenery and a sense of connection to the surrounding environment. One rounded balcony provides stunning view of the river. The open floor plan includes a large living room with a gas fireplace, a dining room, and a kitchen equipped with granite countertops and Maple cabinets. The Master bedroom features an Ensuite Bathroom and great view of the river. There's also a good-sized second bedroom . In-suite laundry facilities are available. one underground parking stallp2 #114 and a storage unit p2 #98are included. Security: The building ensures security with a secure entrance, concierge at the front desk during weekdays, night-time security staff, and a 24/7 intercom system. Pet Policy: The building is pet-friendly, but board approval is required. Overall, this condo offers a comfortable and stylish urban living experience with modern amenities and convenient access to the city's attractions.**

Inclusions:

**NONE**

Property Listed By:

**First Place Realty**

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

