



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #603, Calgary T2P5N3

MLS® #: **A2125894**

Area: **Downtown West End**

Listing Date: **04/24/24**

List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Calgary

Year Built:

2003

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

885

Low Sqft:

Ttl Sqft:

885

Lot Shape:

DOM

25

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Concrete

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Den

Main

9' 3" x 8' 4"

Living Room

Main

13' 3" x 15' 3"

Kitchen

Main

9' 0" x 12' 1"

Room

Bedroom - Primary

Dining Room

4pc Ensuite bath

Level

Main

Main

Main

Dimensions

12' 1" x 11' 3"

9' 10" x 12' 11"

7' 10" x 6' 9"

Legal/Tax/Financial

Condo Fee:

\$624

Title:

Fee Simple

Fee Freq:

Zoning:

DC (pre 1P2007)

Legal Desc:	0313153	Monthly	Remarks
Pub Rmks:	<p>Welcome to your cozy urban getaway nestled in downtown Calgary! This stylish condo offers a perfect balance of comfort, convenience, and captivating city views. Step into the welcoming open-concept living area, filled with natural light from floor-to-ceiling windows. The kitchen, equipped with granite countertops and a convenient breakfast bar, is perfect for quick meals and casual dining. Relax in the comfortable master suite, complete with a spacious walk-through closet leading to the ensuite. The Den is versatile, providing space for a bed, guest area, or home office, according to your needs. Take advantage of the spacious balcony, offering a serene retreat from the city buzz below. Whether enjoying morning coffee with skyline views or unwinding with a glass of wine as the city lights twinkle, this balcony is your private oasis. Additional amenities include in-unit laundry and secure underground parking. Building facilities such as concierge service, fitness center, pool, hot tub, and recreation spaces enhance your urban living experience. Located in the heart of downtown Calgary, you're within walking distance of the city's best restaurants, shops, and public transportation options. Explore the nearby Bow River and Prince's Island Park for outdoor activities and leisure. This condo embodies downtown living in Calgary, offering modern comfort, convenience, and a front-row seat to city life. Don't miss out on the opportunity to make this cozy urban retreat your new home!</p>		
Inclusions:	n/a		
Property Listed By:	Unison Realty Group Ltd.		

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









