



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #2009, Calgary T2P 1J3**

MLS® #: **A2134716**

Area: **Downtown  
Commercial Core**

Listing Date: **05/24/24**

List Price: **\$355,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **557**  
Low Sqft:  
Ttl Sqft: **557**

DOM

**32**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Guest,Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Fan Coil**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Mixed**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**No Animal Home,No Smoking Home,Quartz Counters,Recreation Facilities,Walk-In Closet(s)**

Utilities:

Room Information

Room  
**Kitchen**  
**Living Room**

Level  
**Main**  
**Main**

Dimensions  
**13`8" x 11`7"**  
**10`7" x 10`7"**

Room  
**Bedroom**  
**4pc Bathroom**  
Legal/Tax/Financial

Level  
**Main**  
**Main**

Dimensions  
**10`11" x 9`11"**  
**8`11" x 5`4"**

Condo Fee:  
**\$444**

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

Zoning:  
**CR20-C20/R20**

Legal Desc: **1710503**

Remarks

Pub Rmks: **Discover the peak of urban sophistication in this modern 1-bedroom, 1-bathroom condo, nestled in the bustling Downtown West End of Calgary. Just a stone's throw from the trendy area of Kensington and 17th Ave SW, this 2017-built high-rise home is the perfect sanctuary for those who desire a blend of city vibrancy and serene living. Perched on the 20th floor, enjoy awe-inspiring south facing views of the mountains, offering a tranquil escape from city life. Experience the best of urban living with close proximity to Kensington's and 17th Ave SW's unique shops, exquisite dining, and lively cultural scene. Downtown West End offers unparalleled access to Calgary's vibrant cityscape. A short distance from the picturesque Bow River, Princess Island Park, and an array of pathways, perfect for outdoor enthusiasts. Located on the 36th floor be sure to check out the Luxurious Amenities. Enjoy access to a comprehensive fitness center, a serene yoga room, a sophisticated board room, and an Owners' Lounge, all designed for comfort and convenience. Featuring secured visitor and underground parking, along with top-notch security measures, this condo offers both safety and ease of living. With its close proximity to transit (located in the free fair C-Train Zone), it is second to none. The condo is a masterpiece of modern design, featuring sleek finishes, an open layout, and large windows that invite abundant natural light. Equipped with energy-efficient appliances and built with sustainable practices, it's a home that's as responsible as it is luxurious. This condo is more than just a residence; it's a lifestyle haven for those seeking the perfect mix of urban excitement and peaceful living in one of Calgary's most prestigious areas. Book a viewing and step into the life you've always dreamed of!!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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









