



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #2107, Calgary T2P1J3

MLS® #: **A2140534**

Area: **Downtown
Commercial Core**

Listing Date: **06/13/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2017**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **488**
Low Sqft:
Ttl Sqft: **488**

DOM

17
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`11" x 8`10"	Bedroom - Primary	Main	10`4" x 10`5"
Kitchen	Main	10`8" x 14`0"	Living Room	Main	10`8" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$368

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

Zoning: **CR20-C20/R20**

Legal Desc:

1710503

Remarks

Pub Rmks:

Nestled in the vibrant heart of the downtown west end of Calgary, this charming 1 bed, 1 bath condo offers a delightful urban retreat. Start your day with a refreshing breeze on your private balcony accessible from the cozy bedroom. Step into the living room where floor-to-ceiling windows bathe the open-concept space in natural light. The modern kitchen, equipped with sleek stainless steel appliances, sets the stage for culinary adventures, while amenities like in-suite laundry and heated underground parking ensure convenience. With a full-time concierge at your service, your needs are met with professionalism and warmth. After city exploration, unwind in the luxurious deep soaking tub or enjoy the cool comfort of central AC. Outside your door, discover a world of amenities including a cutting-edge gym, versatile meeting room, breath taking view party room, and engaging game room. Nearby, the Bow River and Prince's Island Park offer tranquil escapes, while the LRT provides easy access to city adventures. In essence, this condo isn't just a home; it's a lifestyle—a seamless blend of comfort, convenience, and excitement, perfectly positioned for urban exploration and relaxation in the dynamic Calgary downtown core. (Builder's measurements = 548 sq ft)

Inclusions:

N/a

Property Listed By:

2% Realty

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





