



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1078 6 Avenue #2203, Calgary T2P 5N6**

MLS®#: **A2154250**      Area: **Downtown West End**      Listing Date: **08/14/24**      List Price: **\$389,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **958**  
 Low Sqft:  
 Ttl Sqft: **958**

**Parkade, Underground**

DOM

**35**  
Layout  
 Beds: **1 (1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Ceramic Tile, Laminat**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`11" x 3`3"	3pc Bathroom	Main	9`3" x 5`0"
Laundry	Main	5`5" x 2`10"	Kitchen	Main	10`1" x 11`1"
Dining Room	Main	13`0" x 7`7"	Living Room	Main	14`5" x 13`0"
Den	Main	9`8" x 11`3"	Balcony	Main	13`10" x 7`2"
Bedroom - Primary	Main	14`0" x 11`3"	4pc Ensuite bath	Main	6`7" x 8`5"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$648

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0313153

Remarks

Pub Rmks: **2 bathroom, 1 bedroom, plus den, two underground parking spaces, weight room and pool and hot tub. Welcome to Riverwest, this Downtown West End building is just steps from the Bow River pathway and Kensington. This unit sits perched with views of the Bow River and the river valley. Well laid out floor plan for this unique building. The primary bedroom can fit a king bed and two side tables, dresser and still have room. The floor plan includes a kitchen with centre island overlooking the dining area and flows directly on to the living room. Included are floor-to-ceiling windows and a cozy gas fireplace. The building boasts heated, secure underground parking and a fitness centre, pool and hot tub, party lounge and recreation area. Concierge services daily during the week and onsite security seven days a week. One of the better floor plans in this size in the building.**

Inclusions:

N/A

Property Listed By:

Greater Calgary Real Estate

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











