



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #2910, Calgary T2P 1J3**

MLS® #: **A2157324**

Area: **Downtown  
Commercial Core**

Listing Date: **08/16/24**

List Price: **\$363,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **559**  
Low Sqft:  
Ttl Sqft: **559**

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

DOM

**34**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

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	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 10`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 5`4"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`10" x 6`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$444**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CR20-C20/R20**

Monthly

Legal Desc: 1710503

Remarks

Pub Rmks: **Available Immediately!! Discover your dream home in this sleek, rare, highly sought-after South-facing 1-bedroom, 1-bathroom condo in Calgary's vibrant Downtown West End. Nestled on the 29th floor, this bright and modern condo offers breathtaking city views that create a tranquil and inspiring living space. Built in 2017, this condo is designed with elegance and features an open-concept layout, premium finishes, 9-foot high ceilings, and large windows that flood the space with natural light. The condo's light color palette enhances the airy ambiance, making it the perfect urban retreat. Location is key! Situated in the heart of Calgary, this condo offers unmatched convenience with its proximity to transit, including being in the free fare C-Train Zone. You're just steps away from the lively 17th Avenue and Kensington district, where you'll find boutique shops, fine dining, and entertainment. Plus, you're a short walk from the serene Bow River, Princess Island Park, and numerous walking trails, offering a perfect balance of city life and nature. Residents enjoy first-class amenities such as a modern fitness center, yoga room, professional boardroom, and a cozy Owners' Lounge. The building also offers secured parking and concierge services, ensuring convenience and peace of mind. This eco-friendly and energy-efficient condo is a testament to sustainable living without compromising on style. This isn't just a condo; it's a lifestyle for those who crave the energy of downtown living combined with the calm of nature. Embrace this unique urban oasis today!**

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**





2910-930 6 Ave SW, Calgary, AB

Main Floor Interior Area 559.71 sq. ft.



PREPARED: 2024/06/16

While regions are excluded from floor area in CLS/CE floor plans. All room dimensions and floor area must be considered approximations and are subject to independent verification.







