



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #1404, Calgary T2P1J3

MLS® #: **A2159193**

Area: **Downtown
Commercial Core**

Listing Date: **09/07/24**

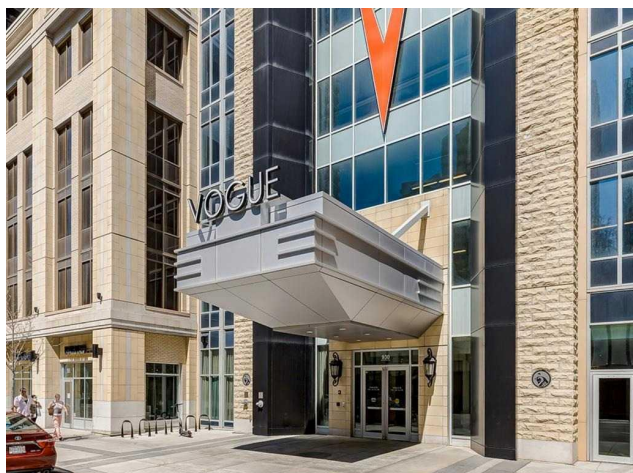
List Price: **\$393,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **637**
Low Sqft:
Ttl Sqft: **637**

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information
Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Underground**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8' 11" x 5' 5"	Living/Dining Room Combination	Main	11' 0" x 11' 0"
Kitchen	Main	13' 5" x 7' 10"	Bedroom - Primary	Main	11' 0" x 10' 0"
Walk-In Closet	Main	7' 4" x 6' 5"	Foyer	Main	7' 2" x 4' 2"
Den	Main	8' 1" x 7' 2"	Balcony	Main	9' 4" x 7' 10"

Legal/Tax/Financial

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **1710503**

Remarks

Pub Rmks: ***newly painted unit* broadloom-free unit* The first thing you'll notice are the floor-to-ceiling windows that flood the space with natural light, offering breathtaking views of the city skyline. These expansive windows not only provide ample natural light but also offer a glimpse of the aurora on clear nights, providing a magical touch to your living experience. Step out onto the huge balcony and feel the pulse of the city below. Whether you're enjoying your morning coffee or entertaining guests, this outdoor space is perfect for soaking up the vibrant energy of downtown living. Inside, the open-concept layout seamlessly connects the living room, kitchen, and dining area, creating an inviting space for relaxation and entertainment. The kitchen boasts modern appliances, sleek countertops, and ample storage, making it a chef's dream come true. The spacious den offers versatility, serving as a cozy retreat for guests with its expandable bed or as a productive home office space where you can unleash your creativity. Retreat to the tranquil bedroom, with the brand new flooring, featuring a semi-ensuite bathroom and plenty of closet space, providing a peaceful sanctuary to unwind after a busy day in the city. LRT station is just one block away and pedestrian-friendly streets, this condo offers unrivaled accessibility to all the offerings of Calgary's downtown! With pizza shop, other cafes, restaurant, convenient stores and supermarket are within 1 minute walk!**

Inclusions: **none**
Property Listed By: **Grand Realty**

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

