



THE
A-TEAM

**RE/MAX
FIRST**

1121 6 Avenue #907, Calgary T2P 5J4

MLS® #: **A2168515** Area: **Downtown West End** Listing Date: **09/27/24** List Price: **\$342,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **849**
 Low Sqft:
 Ttl Sqft: **849**

Heated Garage, Parkade, Titled, Underground

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 9`7"	Dining Room	Main	12`10" x 7`9"
Living Room	Main	11`5" x 10`8"	Bedroom - Primary	Main	11`8" x 11`4"
Bedroom	Main	12`4" x 9`11"	3pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$748** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0311302**

Remarks

Pub Rmks: **Ideal for those craving the inner-city lifestyle, this spacious & thoughtfully designed 9th floor, 849 sq ft, 2 bdrm+2 full bath SW facing CORNER unit within the concrete built Discovery Pointe building has plenty to offer. The open concept layout emphasizes great flow & max privacy by placing the 2 bedrooms at opposite ends while the main living area is naturally positioned in the middle. With a generous amount of cabinetry, sleek black full size appliances, & a built-in wrap around breakfast bar, the inviting kitchen is ready for any occasion. Close by, the dedicated living & dining areas provides plenty of room to relax while the large windows & sliding patio door open up to a nice & wide vantage point overlooking the unobstructed downtown view (including views of historic Mewata Armoury & Millennium Park) & the rolling hills in the distance. Similar to a dual master suites arrangement, both the well-sized master bedroom & second bedroom will pamper with personal access to their own full bathrooms (2nd bedroom has jack & jill access to the main living area & a walkthrough closet) while together with the laundry closet completes the package. Important features include; durable luxury vinyl plank flooring throughout, sunny South & West exposure for plenty of natural light, BBQ gas hook up, & a titled underground parking. Beyond the unit, the building makes residents their first priority with on-site security/concierge services, a well equipped gym, party/games room (w/ foosball, ping pong, & pool tables), bike storage, & visitors parking; while the many shops, restaurants, amenities, & LRT station (right where the free zone begins!) that the West End area has to offer are all just steps away. Being close to the Bow River & its many pathways, Kensington, Eau Claire, & the heart of Downtown, with quick access to Bow Tr, Memorial Dr, & Crowchild Tr makes the convenience of this central location very attractive - perfect for buyers of all ages, to call home or an investment, come view this lovely condo today!**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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









