



THE
A-TEAM

**RE/MAX
FIRST**

1121 6 Avenue #708, Calgary T2P5J4

MLS® #: **A2188795** Area: **Downtown West End** Listing Date: **01/20/25** List Price: **\$334,900**
 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: **Back Lane,Corner Lot,Views**
 Park Feat: **Garage Door Opener,Heated Garage,Insulated,Rear Drive,Titled,Underground**

Finished Floor Area

Abv Sqft: **734**
 Low Sqft:
 Ttl Sqft: **734**

DOM

1

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Elevator,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 9`10"	Kitchen	Main	9`10" x 99`0"
Dining Room	Main	8`10" x 7`8"	Bedroom - Primary	Main	11`0" x 9`10"
Bedroom	Main	10`1" x 9`5"	Laundry	Main	6`5" x 27`0"
4pc Bathroom	Main	7`7" x 5`7"	Hall	Main	7`5" x 51`0"
Balcony	Main	13`11" x 56`6"	Walk-In Closet	Main	5`8" x 4`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$651

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 0311302

Remarks

Pub Rmks: **Best location in the west end of downtown. Last building on 6 Avenue SW by the Art gallery so no one will be building and blocking your view: no parking lots and other balconies looking in. The Open concept condo with a good-sized kitchen overlooks the living area and has a view through the balcony. The kitchen has tile backsplash, under cabinet and counter lighting, an eating bar that offers a great area to entertain, brand new fridge. Room for a kitchen table adjacent. The spacious living area has real Engineered hardwood flooring throughout and a gas fireplace and sunny balcony. There are two bedrooms on each side of the unit. Good size master bedroom offers a 5'8"x4'9" walk-in closet and a ceiling fan to keep you cool. The other bedroom has double doors so it could be used as a den. Other features of the Unit include, in-suite laundry, surround sound system pre-wired, kitchen lighting, ceiling moulding and entry way seating area. It is great for entertaining and relax on your large balcony and see the beautiful mountains, have a lazy day watching the rafts floating down the river. Parking is titled. The Gym is on the 3rd floor, the Recreation Room with function room/pool table is on the main floor with a Billiards room, ping pong, Foosball. Discovery Pointe offers excellent meeting areas, games room and workout facilities. Another great benefit is LRT is right outback. A front doorman is an added security feature in this upscale building with 24 hr. security. There is a gazebo on 4th floor on main. The condo building is central to everything, just steps away from the C-Train, the Bow River, amazing restaurants, grocery stores, shopping and walking distance to beautiful Princess Island Park.**

Inclusions: n/a

Property Listed By: Royal LePage Solutions

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









