



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1121 6 Avenue #902, Calgary T2P 5J4**

MLS®#: **A2193927**

Area: **Downtown West End**

Listing Date: **02/14/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
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: **580**  
Low Sqft:  
Ttl Sqft: **580**

**Parkade,Titled,Underground**

DOM

**8**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

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

Utilities and Features

Roof:  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stone,Stucco**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$564**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 0311302

Remarks

Pub Rmks: **Welcome to this beautifully maintained one-bedroom, one-bathroom apartment in Discovery Pointe, perfectly positioned in Calgary's Downtown West End with breathtaking Bow River views. From both the bedroom and living room, enjoy panoramic vistas of the river and the expansive Bow River pathway system, offering an unmatched urban lifestyle surrounded by nature. This modern, well-kept unit features an updated bathroom, brand-new paint including ceilings, a newer washer, dryer, and microwave hood fan. The oversized balcony provides the perfect spot to unwind, BBQ, or take in the stunning river scenery. Discovery Pointe is an amenity-rich building featuring a fitness facility, games room, and recreation room. Step outside and find yourself just moments away from the Bow River pathways, where you can walk, bike, or run along Calgary's most scenic routes. You'll also be within walking distance to Kensington Village, the vibrant 17th Avenue Retail & Entertainment District, the LRT line, and the Downtown Core. Titled underground parking stall - close to elevator. This unit is ideal for a young professional who loves weekend getaways to the mountains while still enjoying the best of inner-city living.**

Inclusions: **None**  
Property Listed By: **RE/MAX First**

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











