



GRASSROOTS
REALTY GROUP

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306, 1121 6 Avenue SW
Calgary, Alberta

MLS # A2291993



\$349,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Breakfast Bar, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 749
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Furniture Negotiable

LOCATION, LIFESTYLE, and LUXURY — Welcome to Discovery Pointe! Nestled in the heart of one of Downtown Calgary's most desirable and walkable inner-city neighborhoods, the West End! This stunning 2-bedroom, 2-bathroom home is your gateway to vibrant urban living! Located on the third floor, this unit boasts a bright, modern aesthetic with high-end finishes throughout. The gourmet kitchen features sleek countertops, premium stainless steel & black appliances, and plenty of cupboard and counter space — perfect for the passionate home chef. A large breakfast bar opens to the dedicated dining area and a cozy living room complete with a gas fireplace — the perfect space to cuddle up to your favourite book or unwind with the latest Netflix binge. Step outside onto your oversized covered balcony — perfect for BBQs, hosting friends and family alike, or simply enjoying a quiet morning coffee in the fresh air. The primary bedroom is filled with natural light and connects to a generous walk-through closet leading to your 3-piece bathroom, complete with a glass-enclosed standup shower — a cozy retreat at the end of your day! The spacious second bedroom could easily serve as a den or office for quiet work and includes a 4-piece ensuite bath as well. Additional conveniences include concierge services, in-suite laundry, a TITLED underground parking stall, underground visitor parking, a massive party room for hosting special events, a games room with ping-pong and billiards, and an extremely well equipped fitness centre on the 3rd floor steps from your new home. This prime location offers unbeatable access to all the trendy shops, cafes, and restaurants of Downtown Calgary to satisfy whatever you're craving. Live steps from the Bow River

pathways, parks, and C-Train station - with free transportation within the downtown core - this location offers the best of urban convenience and natural beauty. Don't miss your chance to own in one of Calgary's most coveted neighborhoods — call today to book your private showing!