

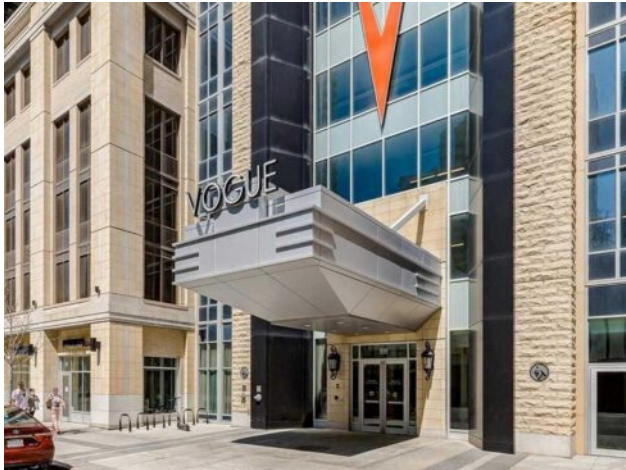


GRASSROOTS
REALTY GROUP

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1404, 930 6 Avenue SW
Calgary, Alberta

MLS # A2297013



\$349,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	637 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Attention First-Time Buyers & Investors! Newly painted and broadloom-free, this bright 1+Den unit features floor-to-ceiling windows showcasing stunning city skyline views and filling the space with natural light. Enjoy a huge private balcony, perfect for morning coffee or evening relaxation. The open-concept layout seamlessly connects the living, dining, and kitchen areas, finished with hardwood flooring throughout the main living space. The modern kitchen offers sleek countertops, contemporary appliances, and ample storage. The versatile den is ideal for a home office or guest space. The bedroom is a peaceful retreat with new vinyl flooring (no carpet), generous closet space, and semi-ensuite access. Located just one block from the LRT, this home offers unbeatable convenience with restaurants, cafés, grocery stores, and daily amenities all within a 1-minute walk. A perfect opportunity to own in one of Calgary's most connected downtown locations!