



GRASSROOTS
REALTY GROUP

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1004, 1121 6 Avenue SW
Calgary, Alberta

MLS # A2307243



\$266,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	636 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat, Membrane, Metal	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Perimeter Wall, Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks, Soaking Tub, Track Lighting		
Inclusions:	N/A		

Downtown living that works for your schedule. This 1-bedroom condo in Discovery Pointe is move-in ready, featuring a well-maintained kitchen with newer appliances, including stove, microwave hood fan, and fridge. The bathroom has been updated with a modern vanity, sink, and toilet, and the bedroom easily accommodates a full furniture setup. In-suite laundry, a private balcony, and underground titled parking make life simpler. The building offers a fitness center, social lounge, and secure bike storage, keeping amenities close at hand. Just steps from Bow River pathways, LRT, and Kensington, everything downtown is within easy reach: walk, bike, drive or train anywhere. Ideal for first-time buyers, students, or investors, this unit combines functionality, convenience, and a central location!