



GRASSROOTS
REALTY GROUP

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905, 1121 6 Avenue SW
Calgary, Alberta

MLS # A2313408



\$275,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Unbeatable west downtown location! This beautifully maintained 2-bedroom condo is just steps from the Bow River pathway system and the LRT station, offering the perfect combination of lifestyle, convenience, and value. The bright and functional layout features large windows, in-suite laundry, a spacious private patio, and a clean, upscale look and feel throughout. This well-appointed building offers excellent amenities, including a 24-hour concierge, fitness centre, games room, billiards room, common rooftop patio, titled underground heated parking, and visitor parking at the rear of the building. Walk less than a block to the LRT or head the other direction to enjoy Calgary's scenic river pathways. Close to downtown offices, restaurants, shopping, parks, and entertainment, this is an ideal home for professionals, first-time buyers, downsizers, or investors. A must see!