



GRASSROOTS
REALTY GROUP

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505, 1209 6 Street SW
Calgary, Alberta

MLS # A2328724



\$255,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,019 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 846
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home		

Inclusions: Dishwasher, Dyer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Get ready for your newest home! Welcome to this spacious 1,000+ sq. ft. corner unit in the heart of the Beltline, offering the perfect blend of comfort, convenience, and urban living. This bright 2-bedroom, 2-bathroom home features a desirable southeast-facing exposure, filling the space with natural light throughout the day. Located just steps from Calgary's downtown core, you'll enjoy unbeatable walkability with easy access to the CTrain station, vibrant 17th Avenue, restaurants, cafés, shopping, parks, and countless amenities. Whether you're a professional, investor, or someone looking to experience the best of inner-city living, this exceptional Beltline condo offers an outstanding opportunity to enjoy.