

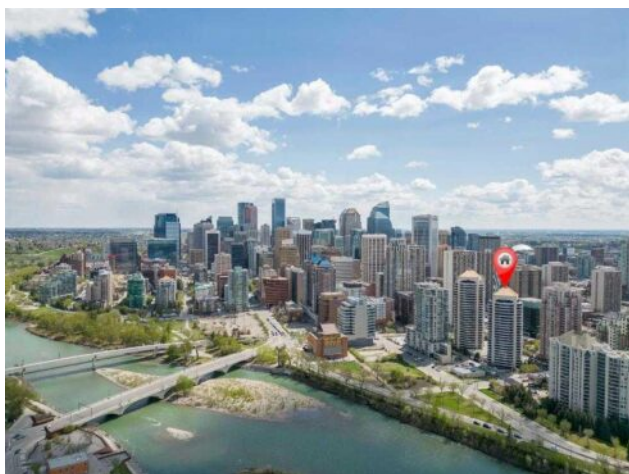


GRASSROOTS
REALTY GROUP

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102, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2335006



\$449,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,310 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, In Floor, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Tar/Gravel

Basement: -

Exterior: Concrete

Foundation: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 987

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Keys and Fobs

Some condos simply don't feel like condos and this is one of them. Offering over 1,300 sf, this executive home combines the ease of condominium living with the comfort and feel of a private residence. From the moment you arrive through your unique private entrance, you'll appreciate the rare sense of independence and privacy that sets this property apart. Inside, windows wrap around the home, creating a seamless connection to the outdoors and framing views of the surrounding green space. Soaring 10-foot ceilings and updated wide-plank laminate flooring enhance the spacious feel, while the inviting living room is centred around a cozy gas fireplace. The spacious kitchen is designed for both everyday living and entertaining, featuring a formal dining area, abundant cabinetry, granite countertops, under-cabinet lighting, stainless steel appliances including a newer fridge, and plenty of bar seating, perfect for casual meals or gatherings with family and friends. Enjoy the best of indoor-outdoor living with two private patios that seamlessly extend your living space. Beyond the patios, this home offers the exclusive use and enjoyment of the adjacent lawn area, creating a rare opportunity to relax outdoors. The spacious primary retreat features a walk-in closet and a ensuite with a walk-in shower, while the second bedroom offers flexibility for guests or a home office. Both bathrooms are enhanced with the comfort of in-floor radiant heating and both bedrooms are large enough for king-size beds. Additional highlights include in-suite laundry with a newer washer and dryer, exceptional storage throughout, two underground parking stalls, an additional storage locker, and wheelchair accessibility. Residents enjoy an outstanding selection of amenities, including an indoor pool & hot tub, fitness centre, recreation room, visitor parking, and concierge service. Perfectly

positioned downtown Calgary, you're just steps from the Bow River pathway system, making morning walks, bike rides, and evening strolls part of your everyday routine. Enjoy a 10-minute walk to Kensington's vibrant caf  s, restaurants, and boutique shopping, while Eau Claire Park and downtown are also within easy walking distance. Combining the privacy and comfort of a home with the convenience of lock-and-leave condominium living, this is a rare opportunity to enjoy the very best of inner-city Calgary. *CHECK OUT 360 VIRTUAL TOUR*