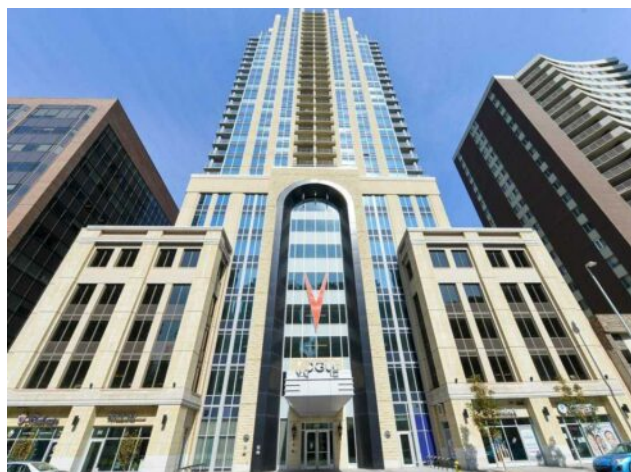


1709, 930 6 Avenue SW
Calgary, Alberta

MLS # A2254393



\$299,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Hood Fan

Located in the lively Downtown West End, this stylish 1-bedroom, 1-bathroom condo is the perfect blend of comfort and city living. The bright living area is highlighted by expansive floor-to-ceiling windows that fill the open layout with natural light. The sleek kitchen features modern stainless-steel appliances, ideal for everyday cooking or entertaining. A spacious bedroom with its own walk-through closet, in-suite laundry, and direct access to the 4-piece bathroom adds both function and ease. Enjoy peace of mind with on-site concierge, while central air conditioning and a private balcony with a natural gas bbq outlet provide comfort year-round. Residents can also take advantage of impressive amenities including a party room, fitness centre with stunning views, games room, meeting space, and heated underground parking. Step outside to explore the Bow River pathways or relax at Prince's Island Park, all just minutes from your door. With convenient LRT access, the best of Calgary's downtown is always within reach. More than just a condo, this home offers an elevated lifestyle designed for both relaxation and adventure in the heart of the city.