

**1302, 1121 6 Avenue SW
Calgary, Alberta**

MLS # A2218704



\$280,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Furniture can be negotiated

Great opportunity for first time buyers or for someone seeking an income property. This unit offers captivating North and West panoramas of the Bow River along with the convenience of downtown living. Step inside to discover a bright and functional kitchen, which is open to the living room and a large patio door that opens to your private balcony. The suite also offers a comfortable master bedroom, a well-appointed 4-piece bathroom, convenient in-suite laundry and storage, and the added benefit of titled underground parking. Discovery Pointe provides residents with exceptional amenities including on-site security, a well-equipped exercise room, and a fantastic owners' lounge and games room complete with a pool table. To cap it off the LRT is just steps away! The furniture can also be negotiated to be sold with the unit for a great turn key rental opportunity.