

**604, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2230824**



**\$259,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** None

Fantastic upscale condo living in sought after Discovery point. This open concept 629 square foot unit has 1 generous sized bedroom and 1 full bath. Flooring is ceramic tiles and brand new luxury vinyl plank throughout. The white kitchen with raised breakfast bar is ideal for entertaining. Lots of counter space and storage! The cheater-ensuite has a walkthrough closet leading to the master bedroom. Outside, there is a generous balcony with a gas BBQ hookup and a partial view of the river. The unit also comes with in-suite laundry. You will appreciate the building security, oversized parking spot and the exercise and steam room facilities on site. It is close to everything - including the river pathways, the free downtown c-train zone, and the numerous shopping and recreational facilities.