

**203, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211908**



**\$258,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco
<b>Foundation:</b>	-
<b>Features:</b>	Elevator, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 526
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** NONE

Welcome to this beautiful one-bedroom, one-bathroom apartment in Discovery Pointe located the heart of Calgary's Downtown West End. The unbeatable location that offers a spectacular downtown lifestyle, just minutes to the Bow River, pathways, Prince's Island Park, the many charms of Kensington, cafes, restaurants, shopping, the LRT free zone. This well-maintained unit features an open floor plan with a combination living and dining room, making it the perfect space for entertaining guests. Step outside onto the oversized balcony, the perfect space to BBQ or relax on warmer days. The condo offers in-suite storage and laundry, making living organized and easy. The building is secured with FOB entry + full-time security personnel. Secured Bicycle storage! Check out the Well-Equipped Fitness Centre, Roof Top Terrace, Lounge, + Party Room. Easy to escape from the city and quick access to all of Calgary's inner-city amenities.