



GRASSROOTS
REALTY GROUP

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**1206, 1121 6 Avenue SW
Calgary, Alberta**

MLS # A2240722



\$299,800

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Ceramic Tile, Vinyl

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Stone, Stucco

Foundation: -

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 791

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

This 800 sqft condo in the Discovery Pointe west tower is nicely situated on the 12th floor with a south exposure balcony allowing for an abundance of natural light. An excellent floor plan for shared accommodations with 2 bedrooms and 2 bathrooms separated by a spacious living room and kitchen (in-suite laundry). Well kept, but mainly original so you can upgrade and personalize to your liking. Enjoy the morning sun and the evening sunset view overlooking south and west downtown. Discovery Pointe has many amenities to enjoy: fully equipped gym on the 3rd floor (shared with the east tower residents), huge party room with kitchen and 2 games rooms with billiards and ping pong. The main floor lobby has both front and back entries, Concierge Mon-Fri, 10am-6pm, excellent visitor parking through the south entrance. Wonderful west downtown location, just steps to the Bow River pathways, Prince's Island Park, the Peace Bridge over to Kensington and the LRT next door. Walk to work downtown, or jump on the LRT to SAIT, UofC or the Foothills Hospital. The west tower of Discovery Pointe has individually owned condominiums, with the option of owner occupancy, or to rent out long term (east tower is for rental only). Best value in the downtown area!