



GRASSROOTS
REALTY GROUP

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2602, 930 6 Avenue SW
Calgary, Alberta

MLS # A2243293



\$325,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: All furnishings, decorations as seen during showing

Welcome to elevated downtown living in the heart of Calgary's Downtown West End. This west-facing 1 bedroom, 1 bathroom condo sits high on the 26th floor, with unobstructed views of the Bow River, Rocky Mountains, and spectacular city sunsets. Completely renovated and move-in ready, this stylish unit has been thoughtfully designed and professionally decorated. Its been FRESHLY PAINTED, features BRAND NEW CARPETS, a NEW OVERSIZED washer/dryer, and comes FULLY FURNISHED—offering a perfect turnkey lifestyle. Inside, the open-concept design highlights a modern kitchen with quartz countertops, a central island, sleek cabinetry, and premium finishes. Expansive windows flood the living space with natural light, while the patio with NEW FLOORING provides a private outdoor retreat to take in the panoramic views. This condo feels like home—comfortable, welcoming, and a peaceful escape above the city. Step outside and enjoy the best of downtown living. Walk to the Bow River pathways, Prince's Island Park, Kensington Village, C-Train, boutique shops, fine dining, cafes, and Calgary's +15 network—all just steps away. This sought-after building offers upgraded amenities, including a state-of-the-art fitness center, yoga room, professional boardroom, owners' lounge, secure underground parking, and concierge service. With eco-friendly, energy-efficient features and the assurance that short-term rentals are not permitted, you'll enjoy a safe, stable, and welcoming community. Whether you're looking for a stylish urban home or a low-maintenance lock-and-leave lifestyle, this 26th-floor residence delivers the perfect balance of comfort, convenience, and sophistication.

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