



**GRASSROOTS**  
REALTY GROUP

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2107, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2244228



**\$324,900**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	489 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Nestled in the vibrant heart of the downtown west end of Calgary, this charming 1 bed, 1 bath condo offers a delightful urban retreat. Start your day with a refreshing breeze on your private balcony accessible from the cozy bedroom. Step into the living room where floor-to-ceiling windows bathe the open-concept space in natural light. The modern kitchen, equipped with sleek stainless steel appliances, sets the stage for culinary adventures, while amenities like in-suite laundry and heated underground parking ensure convenience. With a full-time concierge at your service, your needs are met with professionalism and warmth. After city exploration, unwind in the luxurious deep soaking tub or enjoy the cool comfort of central AC. Outside your door, discover a world of amenities including a cutting-edge gym, versatile meeting room, breath taking view party room, and engaging game room. Nearby, the Bow River and Prince's Island Park offer tranquil escapes, while the LRT provides easy access to city adventures. In essence, this condo isn't just a home; it's a lifestyle—a seamless blend of comfort, convenience, and excitement, perfectly positioned for urban exploration and relaxation in the dynamic Calgary downtown core. (Builder's measurements = 548 sq ft)