



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1105, 1121 6 Avenue SW
Calgary, Alberta**

MLS # A2246929



\$315,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	0.40 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas
Floors:	Carpet, Laminate
Roof:	Membrane, Metal
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Granite Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 726
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to the Discovery Pointe in Calgary's Vibrant West End. Enjoy the walkable lifestyle. All of your daily needs are a short walk away. The selection of Grocery options (CO-OP, No Frills, Community Natural Foods, Kays Market), restaurants (Mille, Namsan, Loophole Coffee, etc.), are all within a 10-minute walk. You also have access to Discovery Pointe's wide array of amenities, including Billiards, Ping Pong, a large fitness center, and a party room full of games and sitting areas. On-site Concierge is available to assist with the owner's needs. When not out exploring the community, enjoy some quiet time in your new home. The kitchen has plenty of storage for the serious home cook, complete with granite counters and a breakfast bar. Additionally, there is room for a cafe table for those preferring a more formal dining experience. Once dinner is done, head over to the living room or enjoy the summer on your balcony, complete with a gas line for your BBQ. The primary bedroom includes a large walk-in closet. In-suite laundry helps to keep all the clothes you can fit in the walk-in nice and fresh. A 4-piece bathroom with granite counters and the second bedroom round out the unit. Calgary's West End offers direct access to the Bow River Pathway, Kensington, Mewata Armouries, and Cowboys Park, which features Canada's largest outdoor Skate park. Reach out to your favourite REALTOR® to view today.