



**GRASSROOTS**  
REALTY GROUP

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1309, 1121 6 Avenue SW  
Calgary, Alberta

MLS # A2251107



**\$283,000**

|             |                                    |            |                   |
|-------------|------------------------------------|------------|-------------------|
| Division:   | Downtown West End                  |            |                   |
| Type:       | Residential/High Rise (5+ stories) |            |                   |
| Style:      | Apartment-Single Level Unit        |            |                   |
| Size:       | 631 sq.ft.                         | Age:       | 2003 (22 yrs old) |
| Beds:       | 1                                  | Baths:     | 1                 |
| Garage:     | Underground                        |            |                   |
| Lot Size:   | -                                  |            |                   |
| Lot Feat:   | -                                  |            |                   |
| Heating:    | Baseboard                          | Water:     | -                 |
| Floors:     | Vinyl Plank                        | Sewer:     | -                 |
| Roof:       | -                                  | Condo Fee: | \$ 632            |
| Basement:   | -                                  | LLD:       | -                 |
| Exterior:   | Concrete                           | Zoning:    | DC (pre 1P2007)   |
| Foundation: | -                                  | Utilities: | -                 |

Features: Ceiling Fan(s)

Inclusions: N/A

Welcome to this beautifully updated 1-bedroom, 1-bathroom condo offering 631 sq ft of well-designed living space and incredible west-facing views of the mountains and river valley &mdash; fully unobstructed and protected from future development. Located on the 13th floor, this unit features a bright, open layout with a spacious bedroom and a convenient walk-through bathroom. Recent high-end upgrades include: Quartz countertops in kitchen and bath Luxury vinyl plank flooring throughout Fresh paint New fridge, dishwasher, washer & dryer The large kitchen flows into a dedicated dining area, and the oversized balcony is perfect for relaxing and enjoying the view. Additional features include: Titled underground parking In-suite laundry Fitness centre Party/rec room Rooftop patio Concierge service All of this located just behind the LRT free fare zone, with easy access to river valley trails and walking distance to Kensington's shops, dining, and nightlife. Move-in ready, beautifully upgraded, and priced to sell &mdash; don't miss out!