

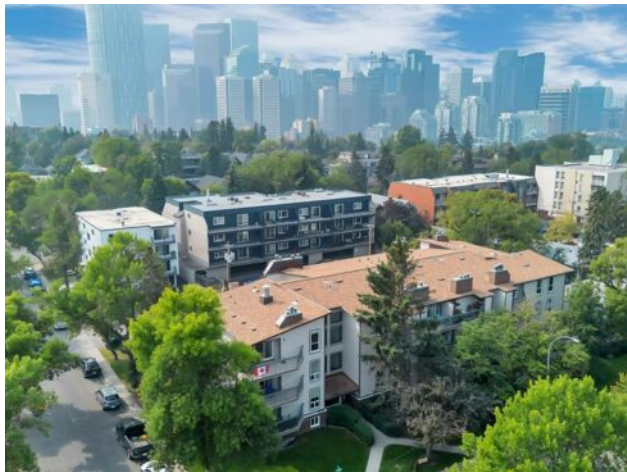


**GRASSROOTS**  
REALTY GROUP

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206, 239 6 Avenue NE  
Calgary, Alberta

MLS # A2252500



**\$229,000**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	638 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Composite Siding
Foundation:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 436
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: none

Location! Location! This cute as a button 2nd floor apartment is ideally located in Crescent Heights - one of Calgary's trendiest and most walkable communities known for its blend of historic charm and urban accessibility. This is a perfect location for students who can walk, bike or bus to to SAIT campus which is less than 5 km away or to U of C which is just over 7 km away. Urban professionals will also love the easy access to the downtown core. Amazing rental potential for a savvy investor. This bright, clean and well kept building is situated on a quiet tree lined street. The unit itself is sunny with an open floor plan layout. The well equipped galley style kitchen has popular white cabinetry, updated glass tile backsplash and a peninsula counter with extra seating. Next to the kitchen is a nice sized dining area which is open to the spacious living room complete with a wood burning fireplace and sliding doors to your private balcony. The bedroom is a good size as well with a large window and built in shelving and drawers. The 4 pc bath has been beautifully updated with beadboard wainscoting, funky glass tiles and a new vanity, mirror and medicine chest. This unit offers plenty of storage as well as in suite washer and dryer. There is no unit above so its pretty quiet! this unit opted to have their windows changed out 10 years ago. One assigned surface parking stall is included and amenities in the building include a storage locker, bicycle storage, a small fitness room, a laundry room which can be convenient for washing larger items plus a large community rooftop patio. You're going to love getting to know this vibrant neighbourhood where you are in close proximity to several parks and pathways including some along the river and with breathtaking city views. Plus you'll love popping over to Edmonton Trail to visit some of Calgary's most iconic

restaurants. Don't miss your chance to purchase this little gem. Book a showing today!