



GRASSROOTS
REALTY GROUP

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**3101, 930 6 Avenue SW
Calgary, Alberta**

MLS # A2263307



\$499,999

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Owned, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Are you looking for stunning mountain and river views in a luxury building? What about being just steps to the Bow River, Eau Claire, Kensington and Prince's Island Park? Situated as the corner SW unit on the 31st floor, this 2-bedroom/2-bathroom home is filled with light and offers views from every window. Engineered hardwood floors span the open concept floor plan and compliment the modern finishings. The two-tone kitchen has timeliness quartz counters, peninsula island, great storage and subway tile backsplash. Classic stainless-steel appliances include a new range, built in microwave, Fisher Paykel refrigerator, and a new washer and dryer set. Relax or entertain in your living area with expansive picture windows and take in the fabulous views. Just past the dining room, the sunshine cascades onto the covered balcony and you'll find yourself out here with coffee or wine soaking up the scenery. Flat painted ceilings and bespoke lighting fixtures add to the contemporary aesthetic. Wake up in the owner's suite with mountain views and FYI this room accommodates a king size bed with end tables. The ensuite is conveniently attached to the generous walk in closet that just underwent a glow up with built in drawers and more efficient hanging system. On the other side of the home you will find the second bedroom that has more of those stunning views. Tucked around the corner in the foyer, find another full bathroom featuring a glass shower with ceiling height tile walls, the laundry and coat closet. This home also offers a titled parking spot in the heated parkade and a storage locker. Your lifestyle is about to level up, as this air-conditioned prestigious building is amenity rich and beautifully designed. You'll feel it from the moment the concierge greets you in the formal lobby all the way to your door, as even the hallway to your

new home feels like a luxury hotel. Enjoy the 36th floor Sky Lounge, party room with kitchen, yoga studio, gym, billiards room and rooftop terraces. You will be high above the hustle and bustle of the DT Core but you will be steps to transit, shopping, dining and the joy of the paths along the river. This home is in pristine condition and is just what you've been waiting for. Contact your trusted agent for a showing before She Goes!