



GRASSROOTS
REALTY GROUP

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

303, 239 6 Avenue NE
Calgary, Alberta

MLS # A2264449



\$258,852

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: All in "As Is" Condition | There is an Issue With the Existing Dishwasher

303, 239 6 Avenue NE | Location Location Location! | Bright Two Bedroom, One Bathroom Apartment Offers Comfort & Convenience In One Of Calgary's Most Desirable Inner-City Communities, Crescent Heights! | Spacious Living Area With Wood Burning Fireplace | Large North-Facing Balcony Perfect For Relaxing | Insuite Laundry For Added Ease | Generous Primary Bedroom Includes A Walk-In Closet, While The Second Bedroom Offers Great Flexibility For Guests Or A Home Office | Building Amenities Include A Fitness Room, Bicycle Storage, & A Large South-Facing Community Rooftop Patio With Stunning City Views | Comes With An Assigned Parking Stall & A Storage Locker | Just Minutes To Downtown, Trendy Shops, Cafes, & Transit | Close Proximity To Several Parks & Pathways Including Some Along The River & With Breathtaking Views | Perfect For Students Who Can Walk, Bike Or Bus To SAIT Campus Which Is Less Than 5 km Away Or To U of C Which Is Just Over 7 km Away | No Elevator | Condo Fees of \$598.87 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Allowed Two Cats (No Dogs) Subject to Board Approval, Birds & Fish Do Not Need Board Approval | No Age Restrictions