



202, 209 6 Avenue NE
Calgary, Alberta

MLS # A2286527



\$274,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Tar/Gravel

Basement: None

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 719

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

Welcome to your new 2-bedroom, 1-bath condo in a solid concrete building, ideally located half block from Crescent Height ridge in Crescent Heights. Inside, you'll love the bright, open-concept layout featuring hardwood and ceramic tile flooring throughout. The maple kitchen showcases granite countertops, stainless steel appliances, and opens seamlessly to a spacious dining area and inviting living room complete with a cozy corner electric fireplace. Door that leads to your private balcony—perfect for relaxing or entertaining. The generous primary bedroom and 2nd bedroom, convenient in-suite combination laundry, and thoughtful finishes add to the home's appeal. Enjoy a quiet setting just minutes from Calgary's core, with easy walking access to Downtown Calgary. An excellent opportunity—ready to move in and enjoy!