



1404, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2297013



**\$359,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	637 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Attention First-Time Buyers & Investors! Newly painted and broadloom-free, this bright 1+Den unit features floor-to-ceiling windows showcasing stunning city skyline views and filling the space with natural light. Enjoy a huge private balcony, perfect for morning coffee or evening relaxation. The open-concept layout seamlessly connects the living, dining, and kitchen areas, finished with hardwood flooring throughout the main living space. The modern kitchen offers sleek countertops, contemporary appliances, and ample storage. The versatile den is ideal for a home office or guest space. The bedroom is a peaceful retreat with new vinyl flooring (no carpet), generous closet space, and semi-ensuite access. Located just one block from the LRT, this home offers unbeatable convenience with restaurants, cafes, grocery stores, and daily amenities all within a 1-minute walk. A perfect opportunity to own in one of Calgary's most connected downtown locations!