



**2802, 930 6 Avenue SW
Calgary, Alberta**

MLS # A2299879



\$335,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	494 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to elevated downtown living in the heart of Calgary's Downtown West End. This west-facing 1 bedroom, 1 bathroom condo sits high on the 28th floor, with unobstructed views of the Bow River, Rocky Mountains, Walk to the Bow River pathways, Prince's Island Park, Kensington Village, C-Train, boutique shops, fine dining, cafes, and Calgary's +15 network—all just steps away. Sunny West Facing Living Rm w/ Incredible Views, Sleek Modern Kitchen w/ Quartz Counters, Designer Backsplash, Under-cabinet lighting, Stainless Steel Appliance Package (Fisher & Paykal Fridge, Built-in Microwave & Oven), Master Bedrm w/ Double Closets & Access to Balcony w/ BBQ Gas Hookup, Amazing 4 pc Bath w/ Quartz counters & Soaker Tub, In-Suite Laundry, Titled Underground Parking & Storage Locker in Front. Impressive Amenities includes Sky Lounge/Gym on 36th Floor with 360 degree views, Party Rm & Rooftop Patio, Full time Concierge/Security Service & Stunning Hotel Style Lobby. This sought-after building offers upgraded amenities, including a state-of-the-art fitness center, yoga room, professional boardroom, owners' lounge, secure underground parking, and concierge service. With eco-friendly, energy-efficient features and the assurance that short-term rentals are not permitted, you'll enjoy a safe, stable, and welcoming community. Whether you're looking for a stylish urban home or a low-maintenance lock-and-leave lifestyle, this 28th-floor residence delivers the perfect balance of comfort, convenience, and sophistication.