



907, 1121 6 Avenue SW  
Calgary, Alberta

MLS # A2137014



**\$356,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 748
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** None

Ideal for those craving the inner-city lifestyle, this spacious & thoughtfully designed 9th floor, 849 sq ft, 2 bdrm+2 full bath SW facing CORNER unit within the concrete built Discovery Pointe building has plenty to offer. The open concept layout emphasizes great flow & max privacy by placing the 2 bedrooms at opposite ends while the main living area is naturally positioned in the middle. With a generous amount of cabinetry, sleek black full size appliances, & a built-in wrap around breakfast bar, the inviting kitchen is ready for any occasion. Close by, the dedicated living & dining areas provides plenty of room to relax while the large windows & sliding patio door open up to a nice & wide vantage point overlooking the unobstructed downtown view (including views of historic Mewata Armoury & Millennium Park) & the rolling hills in the distance. Similar to a dual master suites arrangement, both the well-sized master bedroom & second bedroom will pamper with personal access to their own full bathrooms (2nd bedroom has jack & jill access to the main living area & a walkthrough closet) while together with the laundry closet completes the package. Important features include; durable luxury vinyl plank flooring throughout, sunny South & West exposure for plenty of natural light, BBQ gas hook up, & a titled underground parking. Beyond the unit, the building makes residents their first priority with on-site security/concierge services, a well equipped gym, party/games room (w/ foosball, ping pong, & pool tables), bike storage, & visitors parking; while the many shops, restaurants, amenities, & LRT station (right where the free zone begins!) that the West End area has to offer are all just steps away. Being close to the Bow River & its many pathways, Kensington, Eau Claire, & the heart of Downtown, with quick access to Bow Tr, Memorial Dr, & Crowchild Tr makes the

convenience of this central location very attractive - perfect for buyers of all ages, to call home or an investment, come view this lovely condo today!