

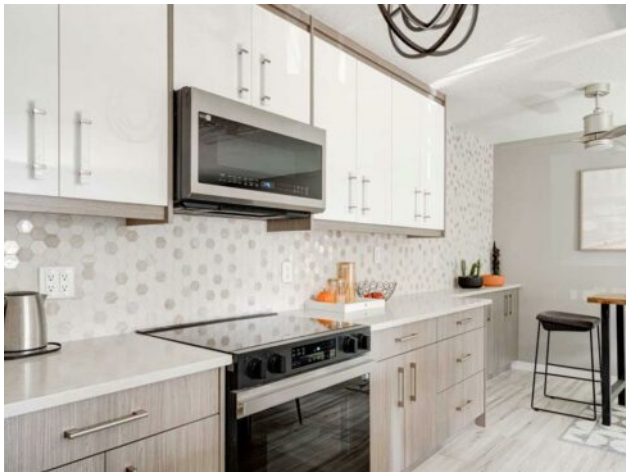


GRASSROOTS
REALTY GROUP

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106, 239 6 Avenue NE
Calgary, Alberta

MLS # A2210999



\$258,800

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to a remarkable opportunity to own a tastefully renovated one-bedroom unit in the esteemed and established community of Crescent Heights. This elegant residence features a contemporary two-toned kitchen, complete with a stylish backsplash, modern stainless-steel appliances, a spacious kitchen island with a breakfast bar, and luxurious quartz countertops. The inviting living room is bathed in natural light and showcases a decorative feature wall alongside a charming tile-surrounded wood-burning fireplace, creating a warm and welcoming atmosphere. The beautifully updated bathroom boasts a generous vanity topped with granite and is adorned with a sophisticated raised vessel sink. The spacious bedroom offers ample closet space, ensuring both comfort and convenience. Step outside to the serene, south-facing balcony, perfect for enjoying the sunny days of summer. Additional highlights of this exquisite unit include new lighting fixtures, in-suite laundry, and enhanced soundproofing in the newly installed ceiling. This property also includes a designated parking stall and a storage unit, with reasonable condo fees of only \$436 per month. Ideally situated just minutes from downtown and conveniently close to transit, shops, restaurants, parks, and the picturesque walking trails along the ridge and Bow River, this condo offers the perfect blend of luxury and lifestyle. Schedule your private viewing today!