

# \$369,900 - 1404, 930 6 Avenue Sw, Calgary

MLS® #A2189781

**\$369,900**

1 Bedroom, 1.00 Bathroom, 637 sqft  
Residential on 0.16 Acres

Downtown Commercial Core, Calgary, Alberta

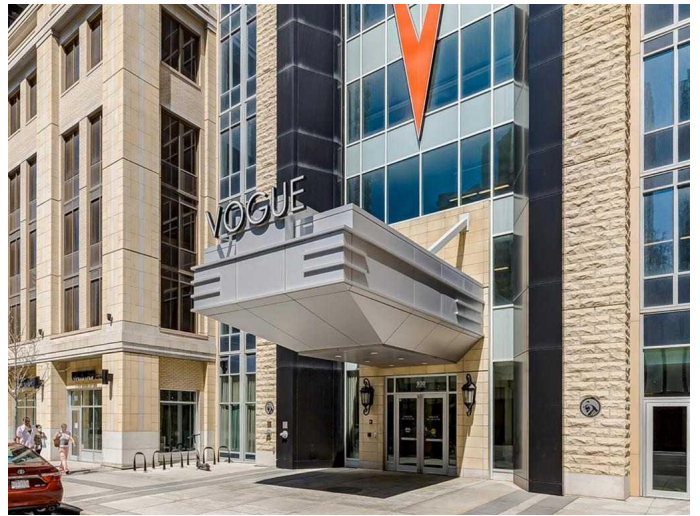
The first thing you'll notice are the floor-to-ceiling windows that flood the space with natural light, offering breathtaking views of the city skyline. These expansive windows not only provide ample natural light but also offer a glimpse of the aurora on clear nights, providing a magical touch to your living experience.

Step out onto the huge balcony and feel the pulse of the city below. Whether you're enjoying your morning coffee or entertaining guests, this outdoor space is perfect for soaking up the vibrant energy of downtown living.

Inside, the open concept layout seamlessly connects the living room, kitchen, and dining area, creating an inviting space for relaxation and entertainment. The kitchen boasts modern appliances, sleek countertops, and ample storage, making it a chef's dream come true.

The spacious den offers versatility, serving as a cozy retreat for guests with its expandable bed or as a productive home office space where you can unleash your creativity.

Retreat to the tranquil bedroom, featuring a semi-ensuite bathroom and plenty of closet space, providing a peaceful sanctuary to unwind after a busy day in the city. LRT station is just one block away and pedestrian-friendly streets, this condo offers unrivaled accessibility to all the offerings of Calgary's downtown! With pizza shop, other cafes, restaurant, convenient stores and supermarket are within 1 minute walk!



Built in 2017

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2189781       |
| Price          | \$369,900      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 637            |
| Acres          | 0.16           |
| Year Built     | 2017           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1404, 930 6 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P1J3                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Visitor Parking, Fitness Center, Recreation Room |
| Parking Spaces | 1  |
| Parking        | Underground  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central   |
| Cooling           | Central Air   |
| # of Stories      | 36  |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Concrete        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 74                 |
| Zoning         | CR20-C20/R20       |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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