

# \$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

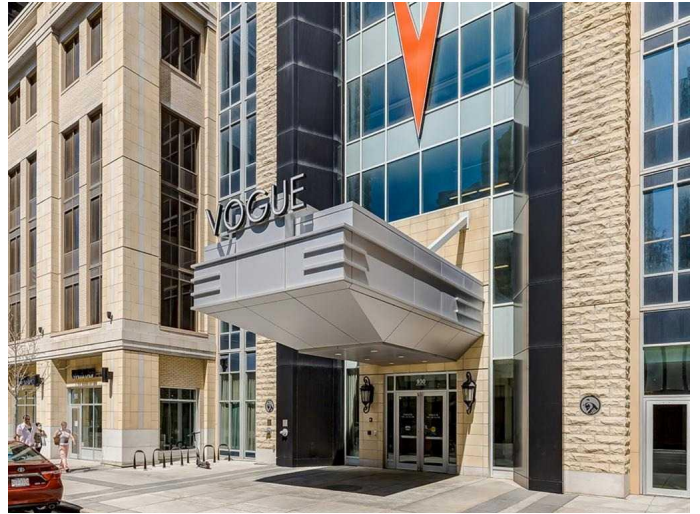
The first thing you'll notice are the floor-to-ceiling windows that flood the space with natural light, offering breathtaking views of the city skyline. These expansive windows not only provide ample natural light but also offer a glimpse of the aurora on clear nights, providing a magical touch to your 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	88
Zoning	CR20-C20/R20

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.