

\$314,900 - 701, 1209 6 Street Sw, Calgary

MLS® #A2113699

\$314,900

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.07 Acres

Beltline, Calgary, Alberta

Experience breathtaking views of the Downtown core from this exceptional southwest corner unit situated on the 7th floor. Abundant natural light floods the space through large windows, creating a welcoming atmosphere ideal for both relaxation and productivity for remote work. As one of the largest units in the building, the generous 1017 sqft floor plan offers an exceptionally functional layout with 2 bedrooms, 2 full bathrooms, in-suite laundry, and plenty of storage space. The functional open kitchen seamlessly flows into the very spacious dining and living areas, perfect for everyday living and entertaining guests. Recently upgraded with FORBO Marmoleum flooring (âœœconcrete-fluxâœ•), as well as a fresh coat of paint, this unit is move-in ready. The master bedroom on the west side of the building features a sizable walk-through closet and a four-piece en-suite bathroom. The south-side second bedroom includes a spacious closet and built-in bookshelves for ample storage. The oversized titled underground parking stall is located in a corner of the parkade and can easily accommodate a conventional vehicle and motorcycle side by side. A dog run is available at the front of the building, providing a convenient space for residents with furry companions to enjoy outdoor activities and exercise with their pets. Located within close proximity to all amenities, including top-rated restaurants, grocery stores, shops, fitness studios, the downtown core, and a beautiful



GROSS AREA 701 1209 6 Street SW - Calgary
MAIN LEVEL: 1017.63 Sqft
TOTAL: 1017.63 Sqft
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inner-city park, you'll always be just steps away from the best that the city has to offer. The building was designed in the brutalist style by renowned Calgary architect Jack Long and is listed as an evaluated historic resource by the city of Calgary as a significant example of high-quality brutalist residential architecture. As such, this presents an opportunity to reside in a piece of architectural history!

Built in 1964

Essential Information

MLS® #	A2113699
Price	\$314,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.07
Year Built	1964
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	701, 1209 6 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Z5

Amenities

Amenities	Dog Run
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	12

Exterior

Exterior Features	Dog Run
Lot Description	Dog Run Fenced In
Construction	Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 29th, 2024
Days on Market	15
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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