

# \$345,500 - 1602, 930 6 Avenue Sw, Calgary

MLS® #A2116191

**\$345,500**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Discover your dream home or investment opportunity in this sleek, west-facing 1-bedroom, 1-bathroom Move in ready condo nestled in Calgary's vibrant Downtown West End. Perched on the 16th floor, enjoy stunning sunset views that transform your living space into a canvas of relaxation and inspiration. Designed with elegance, this 2017-built condo features an open layout, premium finishes, and large windows that flood the space with the warm glow of the western sun.

Just steps away from the lively Kensington district, you're at the heart of urban living with boutique shops, fine dining, and entertainment at your doorstep. The condo is also a stone's throw from the peaceful Bow River, Princess Island Park, +15, and numerous trails, offering the perfect mix of city buzz and natural serenity. Life here means access to first-class amenities like a modern fitness center, a yoga room, a professional boardroom, and a cozy Owners' Lounge. Enjoy the convenience of secured parking and concierge services, ensuring your peace of mind.

Eco-friendly and energy-efficient, this home is a testament to sustainable living without compromising on style. This isn't just a condo; it's a lifestyle for those who crave the dynamism of downtown life and the calm of nature. This units is also an Investor's Delight: This condo is currently tenant-occupied until the end of June 2024, making it an excellent option for investors looking for immediate rental income. The tenant is willing to stay on,



providing a seamless transition for your investment portfolio. Alternatively, it's also a perfect fit for someone looking to move in and enjoy this urban oasis themselves. Embrace this unique opportunity today.

Built in 2017

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2116191       |
| Price          | \$345,500      |
| Sold Price     | \$340,000      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 503            |
| Acres          | 0.00           |
| Year Built     | 2017           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1602, 930 6 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 1J3                  |

**Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Guest, Heated Garage, Owned, Secured, Titled, Underground                                                                           |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Recreation |
|-------------------|--------------------------------------------------------------|

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|              | Facilities                                                                                                                                |
| Appliances   | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating      | Fan Coil                                                                                                                                  |
| Cooling      | Central Air                                                                                                                               |
| # of Stories | 36                                                                                                                                        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete, Mixed |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2024 |
| Date Sold      | March 28th, 2024 |
| Days on Market | 8                |
| Zoning         | CR20-C20/R20     |
| HOA Fees       | 0.00             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.