



DJ Golden
REAL ESTATE

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1307, 1121 6 Avenue SW
Calgary, Alberta

MLS # A2209576



\$343,800

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 810 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|----------------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 748 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

****FIRST TIME BUYER AND INVESTOR ALERT**** Come view one the best value 2 bedroom and 2 bathroom corner suites in downtown Calgary. Built in the early 2000s, Discovery Pointe West is a well managed concrete building which provides residences with many amenities including concierge, a fully equipped fitness center, a party room, and two games rooms which include pool and ping pong tables. This great floor plan has two bedrooms on opposing sides, both with direct access to their own bathroom. Other features include an open concept living space, a large kitchen with brand new appliances, in-suite laundry, a south facing balcony with a gas line, and floor to ceiling windows in the living room which provides lots of natural sunlight. Located in Downtown West End, you are steps away from the LRT, Riverwalk and the Bow River, Kensington, Cowboys Park and just two blocks away from a new grocery store. Don't hesitate to come check us out... book your tour today!