

**1004, 1209 6 Street SW
Calgary, Alberta**

MLS # A2231749



\$259,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	1964 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Perched on the 10th floor, this beautifully maintained condo offers incredible natural light, expansive views, and a peaceful atmosphere far above the bustle of the street below. From the moment you enter, you'll be struck by how bright and open the space feels. Multiple large windows and a wide patio door flood the home with sunlight and invite fresh air throughout. The spacious kitchen is perfect for entertaining, featuring bar stool seating and enough room for even the largest dining table. The main living area offers a smart, flexible layout that easily accommodates a variety of furniture arrangements, all while showcasing those amazing windows. In the bedroom, you'll find room for a king-sized bed, nightstands, and dressers, making it both comfortable and functional. A stylish barn door adds a sense of separation and privacy when needed. Convenience is at your fingertips with in-suite laundry and a titled parking stall, giving you both independence and peace of mind. This is elevated condo living in every sense, bright, quiet, spacious, and ideally located. Come see it for yourself!