

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

**MLS # A2251513**



**\$233,500**

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

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                     | <b>Condo Fee:</b> | \$ 645 |
| <b>Basement:</b>   | -                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                              | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!