

# \$284,900 - 401, 209 6 Avenue Ne, Calgary

MLS® #A2211152

**\$284,900**

2 Bedroom, 1.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

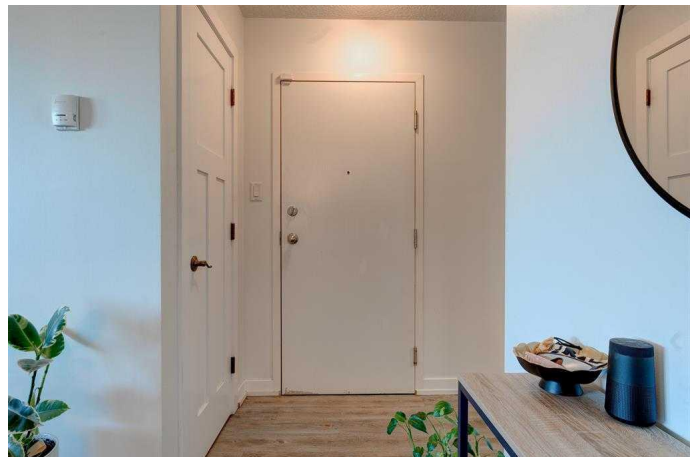
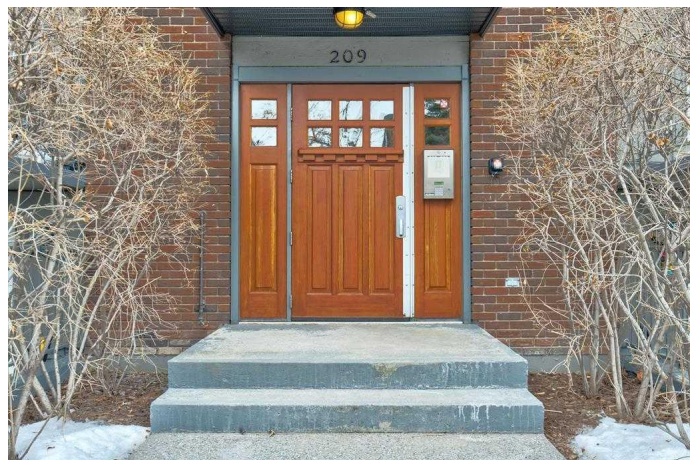
I am pleased to present the details of a bright and open-style, pet-friendly, top-floor, 2-bedroom condominium. The recent extensive renovations, including new luxury vinyl plank flooring, fresh paint, granite countertops, and updated cabinets, are sure to impress. The convenience of full in-suite laundry and a cozy fireplace further enhance the appeal.

Both bedrooms offer generous dimensions and ample closet space. The discreetly positioned kitchen provides abundant space for both dining and additional living room arrangements. The balcony offers views of the Rotary Park Lawn Bowling facility, pedestrian activity, and the serene sounds of birds amidst the heavily treed inner-city street.

This location is a short walk from numerous parks, including an off-leash park, schools, restaurants, transit options, shops, pubs, the downtown core, the Bow River, and many other amenities. Conveniently, the Trans Canada Highway, YYC International Airport, Deerfoot Trail, and other major routes are only a short drive away.

This condominium is an excellent opportunity for first-time homebuyers, investors seeking a revenue property, and those looking to downsize.

Kindly coordinate with your preferred Realtor



to arrange a private viewing.

Built in 1968

### Essential Information

MLS® #	A2211152
Price	\$284,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	746
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 209 6 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2e0l8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Glass Doors, Mantle
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	11
Zoning	M-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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