

**901, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307048**



**\$309,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 793

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Experience elevated downtown living with unobstructed Bow River views at Discovery Pointe! Welcome to this stunning corner unit, 2-bedroom, 2-bathroom apartment offering 773 sq ft of bright, modern living space with breathtaking views—perfectly positioned in Downtown Calgary's vibrant West End living, near the C-Train station. Step inside to discover an open-concept living space featuring brand new vinyl plank flooring throughout the Living Room, Dining Room and both bedrooms. The functional Kitchen flows seamlessly into the open living space. Step through the sliding patio door onto your large private balcony, which showcases unobstructed Bow River views—the perfect space to relax with your morning coffee, enjoy the sunset, or host summer barbecues using the convenient gas hookup. The generous Primary bedroom features a walk-through closet and 4-piece ensuite, while the well-sized second bedroom sits on the opposite side—both bedrooms provide you the beautiful Bow River views. A 4-piece bathroom and in-suite laundry complete this thoughtfully designed home. This condo includes 1 titled Underground Parking Stall and access to exceptional building amenities, including 24/7 concierge services, a fully equipped fitness centre, a games room with billiards and ping-pong, a massive party room for hosting special events, a stunning 4th floor roof-top terrace, underground visitor parking, bike storage, and onsite EV charging. Enjoy peace of mind with 24/7 onsite security and secure underground heated parking. Nestled in the heart of Downtown Calgary's most desirable West End neighborhood, this prime location offers unbeatable urban convenience and natural beauty. Live just steps from the Bow River pathways, parks, and Kerby LRT station within the Downtown Free Fare Zone—providing effortless access to the Core

Shopping Centre, Kensington's trendy boutiques and cafes, Shaw Millennium Park, and all the shops, restaurants, and entertainment Downtown Calgary offers. Minutes to work, schools, and everything the vibrant West End has to offer. Easy access to Bow Trail, Crowchild Trail, and Memorial Drive allows for convenient commuting. This is an incredible opportunity for professionals, downsizers, or investors seeking a premier residence with stunning river views in the heart of the city. A rare chance to own in one of Downtown Calgary's most desirable West End locations.