

504, 1209 6 Street SW
Calgary, Alberta

MLS # A2334602



\$248,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	797 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to Exud, one of Calgary's most architecturally distinctive condominium buildings, ideally located in the heart of the Beltline. This spacious one-bedroom residence offers an exceptional opportunity to enjoy urban living with generous living spaces, a functional layout, and the convenience of titled parking. Inside, you'll find a bright and inviting interior with ample room to relax, entertain, and work from home. The large living and dining areas provide flexibility for a variety of lifestyles, while the well-appointed kitchen offers plenty of storage and workspace. The bedroom creates a comfortable retreat, complemented by a full bathroom and in-suite laundry. Exud is a unique concrete building known for its striking architecture and character, offering residents a quiet and secure living environment in one of Calgary's most walkable neighbourhoods. Step outside and enjoy easy access to grocery shopping, cafés, restaurants, fitness facilities, and everyday amenities. The Sheldon M. Chumir Health Centre is just minutes away, while the popular 17th Avenue RED District is within walking distance, placing some of Calgary's best dining, shopping, entertainment, and nightlife right at your doorstep. Whether you're a first-time buyer, professional, investor, or downsizer, this large one-bedroom condo combines location, lifestyle, and value in one exceptional package. Don't miss your chance to own a piece of Calgary's iconic Beltline community.