



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**904, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286799**



**\$279,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Open House - Sunday March 8 - 11am to 3Pm - Experience the best of Calgary's Downtown West End with this beautiful 9th floor apartment at Discovery Pointe, where an open concept layout flooded with natural light offers incredible views of the Bow River and the city skyline. The modern kitchen features expansive counter space and a functional breakfast bar that flows seamlessly into a spacious living area, perfect for entertaining. Step out onto your private balcony to immerse yourself in the stunning views, overlooking the Bow river, the lush greenery of Prince's Island Park, and the charming tree lined streets of Sunnyside, all framed by the distant peaks of the Rocky Mountains. This comfortable home includes a spacious primary bedroom with generous closet storage, large windows, dedicated in suite laundry, and energy efficient appliances. Residents enjoy some of the best amenities available downtown, including a fully equipped fitness centre, a social lounge with billiards, a large 4th floor rooftop terrace, and eco-friendly features like onsite EV charging. This prime locations offers peace of mind With 24/7 on site security and secure underground heated parking with bike storage. Live just steps away from the Bow River pathways and the LRT station located within the Downtown Free Fare Zone providing effortless access to the Core Shopping Centre, Kensingtons trendy boutiques, and Shaw Millennium Park. This is an incredible opportunity for professionals or investors looking for a premier residence in the heart of the city. Close to work, shopping, schools and the most beautiful nature found in Calgary.