

# \$258,852 - 303, 239 6 Avenue Ne, Calgary

MLS® #A2264449

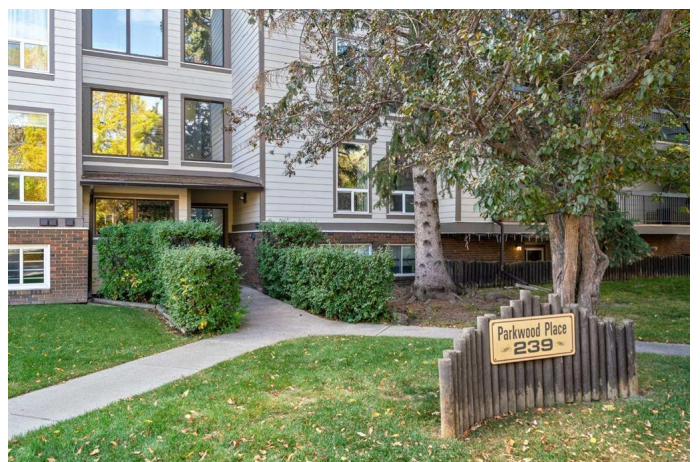
**\$258,852**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

303, 239 6 Avenue NE | Location Location Location! | Bright Two Bedroom, One Bathroom Apartment Offers Comfort & Convenience In One Of Calgary's Most Desirable Inner-City Communities, Crescent Heights! | Spacious Living Area With Wood Burning Fireplace | Large North-Facing Balcony Perfect For Relaxing | Insuite Laundry For Added Ease | Generous Primary Bedroom Includes A Walk-In Closet, While The Second Bedroom Offers Great Flexibility For Guests Or A Home Office | Building Amenities Include A Fitness Room, Bicycle Storage, & A Large South-Facing Community Rooftop Patio With Stunning City Views | Comes With An Assigned Parking Stall & A Storage Locker | Just Minutes To Downtown, Trendy Shops, Cafes, & Transit | Close Proximity To Several Parks & Pathways Including Some Along The River & With Breathtaking Views | Perfect For Students Who Can Walk, Bike Or Bus To SAIT Campus Which Is Less Than 5 km Away Or To U of C Which Is Just Over 7 km Away | No Elevator | Condo Fees of \$598.87 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Allowed Two Cats (No Dogs) Subject to Board Approval, Birds & Fish Do Not Need Board Approval | No Age Restrictions



Main Floor Interior Area 856.14 sq ft



Built in 1979

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264449          |
| Price          | \$258,852         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 856               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303, 239 6 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0L8              |

## Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Parking, Storage, Laundry, Roof Deck |
| Parking Spaces | 1                                                                     |
| Parking        | Assigned, Stall                                                       |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Pantry, Storage, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas, Hot Water                                                    |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                              |
| # of Stories      | 3                                                                                    |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Brick, Composite Siding, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-CG d72           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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