



# 1209 6 Street Calgary Alberta

\$290,000

Welcome to the historic EXUD building in the heart of Downtown Calgary! Steps to many other historic sites such as The Lougheed House. and The Beaulieu Gardens. All the shopping and restaurants are right at your door step. Walking paths, biking paths, parks, schools...the list goes on! This is the largest floor plan in the entire building and the wide open floor plan is sure to not disappoint! Enter into your new home where you are greeted by a lovely entry way that is perfect to throw your coats and shoes off after a long day. To the right, down the hallway is your second bedroom that is perfect for a home office or for additional family members. Across the hall is the main 4 piece bathroom that is quite spacious! Head down the hall and you are greeted by the WIDE OPEN living room and dining room area that is perfect for entertaining. In the kitchen, you will find a beautiful waterfall quartz island! Plenty of cupboard space and your in-unit laundry! You'll find your own personal retreat with the LARGE primary bedroom, complete with an ensuite bathroom! This light-filled home boasts modern touches with a hint of the past around every corner. Titled, heated, underground parking and a storage locker are also yours with this home! Book your showing today and see this rare find for yourself! (id:6769)

Bedroom 12.17 Ft x 10.42 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Other 6.00 Ft x 4.00 Ft  
 4pc Bathroom 4.92 Ft x 7.75 Ft  
 Primary Bedroom 12.42 Ft x 12.50 Ft

Kitchen 8.92 Ft x 10.00 Ft  
 Laundry room 3.08 Ft x 2.50 Ft  
 Dining room 10.00 Ft x 9.00 Ft  
 Living room 18.00 Ft x 20.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.andrewchao.ca/>



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### Mirror

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