

\$229,000 - 206, 239 6 Avenue Ne, Calgary

MLS® #A2252500

\$229,000

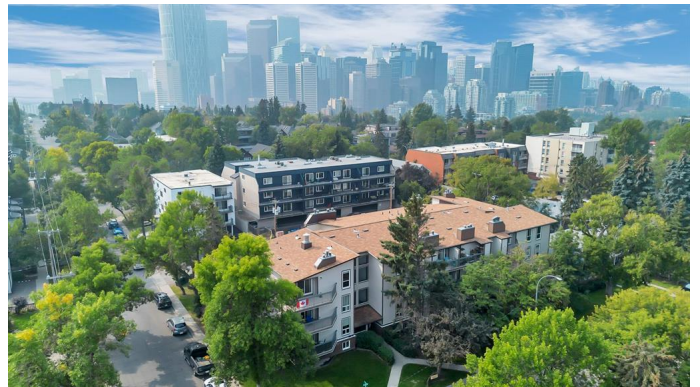
1 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Location! Location! This cute as a button 2nd floor apartment is ideally located in Crescent Heights - one of Calgary's trendiest and most walkable communities known for its blend of historic charm and urban accessibility. This is a perfect location 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. Urban professionals will also love the easy access to the downtown core.

Amazing rental potential for a savvy investor. This bright, clean and well kept building is situated on a quiet tree lined street. The unit itself is sunny with an open floor plan layout. The well equipped galley style kitchen has popular white cabinetry, updated glass tile backsplash and a peninsula counter with extra seating. Next to the kitchen is a nice sized dining area which is open to the spacious living room complete with a wood burning fireplace and sliding doors to your private balcony. The bedroom is a good size as well with a large window and built in shelving and drawers. The 4 pc bath has been beautifully updated with beadboard wainscoting, funky glass tiles and a new vanity, mirror and medicine chest. This unit offers plenty of storage as well as in suite washer and dryer. There is no unit above so its pretty quiet! this unit opted to have their windows changed out 10 years ago. One assigned surface parking stall is included and amenities in the building include a storage locker, bicycle storage, a small fitness room, a laundry room which can



be convenient for washing larger items plus a large community rooftop patio. Youâ€™re going to love getting to know this vibrant neighbourhood where you are in close proximity to several parks and pathways including some along the river and with breathtaking city views. Plus youâ€™ll love popping over to Edmonton Trail to visit some of Calgaryâ€™s most iconic restaurants. Donâ€™t miss your chance to purchase this little gem. Book a showing today!

Built in 1979

Essential Information

MLS® #	A2252500
Price	\$229,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 239 6 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0L8

Amenities

Amenities	Bicycle Storage, Fitness Center, Storage, Trash, Laundry, Roof Deck
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Composite Siding

Additional Information

Date Listed	September 5th, 2025
Days on Market	7
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.