

\$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	17
Zoning	M-CG d72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.