

# \$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 16  
Zoning M-CG d72

### **Listing Details**

Listing Office Real Broker

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