504 1209 6 Street SW

Calgary | Active | MLS® A2358409

$235,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1964**	**796.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Exud, one of Calgary’s most architecturally distinctive condominium buildings, ideally located in the heart of the Beltline. This spacious one-bedroom residence offers an exceptional opportunity to enjoy urban living with generous living spaces, a functional layout, and the convenience of titled parking.

Inside, you'll find a bright and inviting interior with ample room to relax, entertain, and work from home. The large living and dining areas provide flexibility for a variety of lifestyles, while the well-appointed kitchen offers plenty of storage and workspace. The bedroom creates a comfortable retreat, complemented by a full bathroom and in-suite laundry.

Exud is a unique concrete building known for its striking architecture and character, offering residents a quiet and secure living environment in one of Calgary’s most walkable neighbourhoods. Step outside and enjoy easy access to grocery shopping, cafés, restaurants, fitness facilities, and everyday amenities. The Sheldon M. Chumir Health Centre is just minutes away, while the popular 17th Avenue RED District is within walking distance, placing some of Calgary’s best dining, shopping, entertainment, and nightlife right at your doorstep.

Whether you're a first-time buyer, professional, investor, or downsizer, this large one-bedroom condo combines location, lifestyle, and value in one exceptional package. Don't miss your chance to own a piece of Calgary's iconic Beltline community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358409
Bedrooms	1
Bathrooms	1
Year Built	1964
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	796.9 sq. ft.
Main Level Finished Area:	796.9 sq. ft.
Condo Fee:	$691.34
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Water
Front Exposure:	East
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	5
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	4
Year built:	1964 (Age: 62)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0512960
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Exud
Community:	Beltline
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 17'1" × 12'8" ·
Main Floor	Living Room · 25'5" × 10'10" ·
Main Floor	Dining Room · 10'9" × 9'9" ·
Main Floor	Bedroom · 12'6" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)

Interior Features:	Elevator, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MHX
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/504-1209-6-street-sw-calgary-a2358409/

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