

1618, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2231276



\$329,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 686 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 547 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Located in Calgary's vibrant Downtown West End, this well-appointed apartment offers unbeatable accessibility to the best the city has to offer—river pathways, top-tier restaurants, shopping, and the LRT station right outside your front door. The functional kitchen features stylish maple cabinetry, a central island with added storage, and easy-to-maintain ceramic tile flooring. Adjacent to the kitchen, the dining area provides a perfect setting for casual meals or entertaining guests. The bright, open-concept living room offers a comfortable space to relax and unwind, while the southeast-facing balcony invites you to enjoy your morning coffee with sunshine and city views. The spacious primary bedroom provides a peaceful retreat, and the second bedroom is ideal for guests or a home office setup. A full four-piece bathroom and in-suite laundry add to the convenience. This secure building offers premium amenities, including 24-hour security, a concierge desk, fitness centre, bike storage, and a titled, heated underground parking stall. Don't miss your opportunity to own in one of downtown's most connected locations—book your private showing today!