

304, 1121 6 Avenue SW  
Calgary, Alberta

MLS # A2283252



## \$265,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	658 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Fob

Welcome to this beautifully maintained 657 sq. ft. condo in the vibrant Downtown West End. This unit features 1 bedroom, 1 bath, and an oversized Den—nearly the same size as the bedroom—perfect for working from home or extra living space. The home boasts laminate flooring throughout, a cozy fireplace, fresh paint throughout, and a generously sized balcony ideal for relaxing or entertaining. Located steps from the WB Downtown-West Kerby C-Train station within Calgary’s Free Fare Zone, commuting is effortless. Enjoy an unbeatable walkable lifestyle with excellent restaurants, cafés, shopping, and downtown amenities just minutes away, as well as river pathways and parks nearby. Residents enjoy excellent building amenities, including access to a fitness centre, game room, kitchen and co-working space, entertainment And more... available for private bookings. underground parking. An ideal opportunity for first-time buyers or investors seeking a well-located, low-maintenance property with strong rental appeal—truly downtown living at its best.