

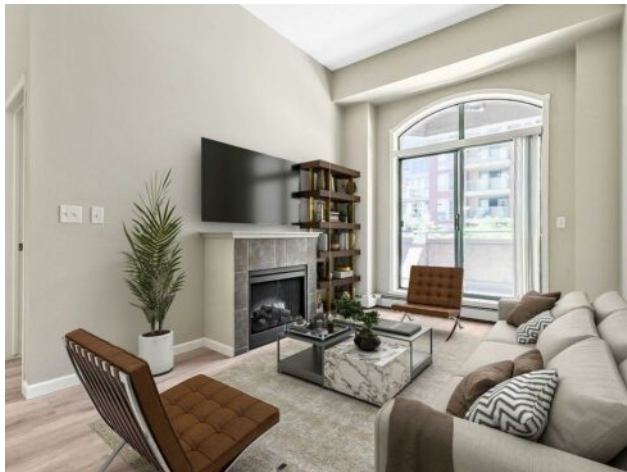


GRASSROOTS
REALTY GROUP

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216, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2226515



\$329,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	713 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to your modern urban retreat in the heart of downtown! This beautifully updated 2 bedroom, 1 bathroom unit offers the perfect blend of comfort, style and convenience - ideal for young professionals looking to thrive in a vibrant city environment. Step inside and be greeted by soaring 11 foot ceilings that create a bright, airy atmosphere. The open concept layout is enhanced by new luxury vinyl plank flooring and new stainless steel appliances, giving the space a fresh, contemporary feel. Enjoy all utilities included (including electricity), in your condo fees - no surprises, just simplicity. This unit also comes with in suite laundry, titled underground parking and underground visitor parking, so you, or your guests will never have to worry about finding a spot downtown. Located in a secure, amenity-rich building with a full time concierge, residents also have access to a fully equipped fitness centre, secure bike storage and more. Situated steps from river pathways, trendy restaurants, shopping, and major transit routes, you'll have the city at your doorstep. Whether you're buying your first home or upgrading your lifestyle, this downtown gem offers unbeatable value and location. Move in and make it yours!