910, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2241958

$355,599

Division:	Downtown West End
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	837 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	Views

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 693
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	No Smoking Home		

Inclusions:	N/A

Welcome to your ideal urban retreat in the heart of West Downtown Calgary! This 2-bedroom, 2-bathroom condo is perfect for young professionals, first-time buyers, or anyone seeking a blend of vibrant city living and natural beauty. Prime Location: Steps from the Bow River, Prince's Island Park, and Eau Claire, with downtown shops, dining, transit, and pathways right outside your door. Whether it's a scenic walk, bike ride, or quick commute, this location offers unbeatable convenience. Smart Layout: Enjoy a functional floor plan with bedrooms on opposite sides for privacy. The primary suite features a walk-through closet and private 4-piece ensuite, while the second bedroom is roomy and adjacent to the second full bath—ideal for guests, roommates, or a home office. Comfortable Living: The bright, open living space flows onto a private balcony with peaceful river views—complete with discreet bird-proof netting. A well-equipped kitchen and cozy dining area make it perfect for both everyday living and entertaining. Extras You'll Love: Titled underground parking, in-suite laundry, a well-managed building with a fully equipped gym, and condo fees that include all utilities for worry-free living. If you're looking for a quieter downtown lifestyle with nature at your doorstep, this is your chance. Please note: Photos were taken prior to current tenants and some include virtual staging. Tenants will be moving out end of August. Great Value you do not want to miss!