



GRASSROOTS
REALTY GROUP

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1715, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2249424



\$195,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	498 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Views		
Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Closet Organizers, Elevator, Open Floorplan

Inclusions: None

Nestled on the 17th floor, this charming one-bedroom condo, built in 2005, offers stunning westerly mountain views. The bright, open layout features a modern kitchen with an island, perfect for cooking and entertaining. The cozy living room opens up to a covered balcony, allowing you to enjoy the scenic vistas. You'll find convenient in-suite laundry and a spacious master bedroom complete with a walk-in closet. Building amenities include a secure lobby with a daytime concierge and a fully equipped gym. With a reasonable condo fee covering all utilities (including in-suite electricity, heat, and water), this condo is both comfortable and practical. Situated in a quiet location in the downtown west end, you're just steps away from a C-Train station and within walking distance to the city core and recreational activities along the Bow River