



GRASSROOTS
REALTY GROUP

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407, 1121 6 Avenue SW
Calgary, Alberta

MLS # A2255218



\$298,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	\$ 789
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: Curtains in both bedrooms

This bright and spacious 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and vibrant downtown living. Situated in the highly sought-after West End of Downtown, you'll love being just steps to the Bow River pathways, LRT, shops, and restaurants—all while enjoying the peace of a well-established concrete building. The open-concept floor plan features a generous living room with sliding doors that lead to a sunny southwest-facing balcony, complete with a BBQ gas line—ideal for summer evenings. The functional kitchen provides ample cabinetry, a breakfast bar, and all appliances included. A large primary suite offers a full 4-piece ensuite and spacious closet, while the second bedroom, 3-piece bath, and convenient in-suite laundry room complete the layout. This home also comes with a heated, titled underground parking stall for your comfort year-round. Residents enjoy access to fantastic building amenities, including a well-equipped fitness centre, party room, and recreation room, plus the convenience of a weekday concierge service. With its unbeatable location, amenities, and layout, this property is an excellent choice for downtown professionals, first-time buyers, or savvy investors looking for long-term value.