



**910, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2268295



\$345,000

Division: Downtown West End

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 837 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 2 **Baths:** 2

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 693

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Baseboard

Floors: Ceramic Tile, Vinyl

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Smoking Home

Inclusions: N/A

Welcome to your ideal downtown retreat in the highly sought-after West End of Calgary. This bright and spacious 2-bedroom, 2-bathroom condo offers the perfect blend of urban convenience and riverside tranquility. With a thoughtful layout and generous living spaces, it's an excellent opportunity for young professionals, first-time buyers, small families, or savvy investors. Adding to its appeal, the management company is open to short-term rentals on a case-by-case basis, providing valuable flexibility for future use or investment potential. Prime Downtown Location: Just steps from the Bow River pathways, Prince's Island Park, and Eau Claire Market, with quick access to LRT transit, downtown offices, boutique shopping, and trendy restaurants. Whether it's a morning jog along the river or an easy walk to work, you'll love the unbeatable accessibility this location provides. Smart & Functional Layout: The open-concept floor plan offers excellent flow and privacy, with bedrooms positioned on opposite sides of the unit. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom is spacious and conveniently located next to another full bath—perfect for guests, a home office, or growing families. Comfortable, Modern Living: A bright living area extends to a private balcony with peaceful river views (complete with discreet bird-proof netting), ideal for your morning coffee or evening unwind. The kitchen is well-equipped with ample cabinetry and counter space, and the adjacent dining area makes entertaining easy. Added Value & Amenities: Enjoy titled underground parking, in-suite laundry, and access to a fully equipped gym in this well-managed, pet-friendly building. Condo fees include all utilities, offering affordable and stress-free living. If you're seeking a quiet downtown

lifestyle with nature at your doorstep, this home delivers both comfort and convenience in one of Calgary's best downtown locations.