



GRASSROOTS
REALTY GROUP

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**1107, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2272849



\$274,999

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Blinds for Balcony door.

Welcome to the unit 1107 in one of the most sought after buildings of downtown. This bright and sunny 1-bedroom suite offers the perfect blend of comfort, convenience, and modern style. The open-concept layout creates an inviting flow from the kitchen to the living area, leading out to your private balcony—ideal for morning coffee, evening wind-downs, or simply soaking in the city vibe. Enjoy the ease of in-suite laundry, a well-sized bedroom, and a full bathroom. Located conveniently next to the elevators, this unit combines effortless access with elevated privacy. The building's all-inclusive condo fees cover your utilities. Step outside and you're moments away from the Bow River pathways, art galleries, cafes, grocery stores, daycares, and the Free Fare Transit Zone, ensuring seamless commutes throughout downtown. Whether you're a professional who wants to live steps from work and nature, or an investor seeking a high-demand rental property, this home checks all the boxes. Move-in ready, lifestyle-friendly, and perfectly located—your downtown Calgary opportunity awaits.