



GRASSROOTS
REALTY GROUP

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509, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2277634



\$194,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Located in the heart of Downtown West End, Calgary, at 1111 6 Ave SW, this south-facing one-bedroom unit on the fifth floor offers abundant natural light and a practical layout. Ideally positioned, the unit is the second door immediately off the elevator, making entry and exit quick and convenient—perfect for efficient commuting. The interior features freshly painted walls, and the bathroom is enhanced with gold-toned fixtures and hardware, adding a touch of modern elegance. The unit also includes a full ensuite washer and dryer, providing everyday convenience. With the C-Train station just steps away, residents can easily access the Downtown Free Fare Zone. The surrounding area is filled with restaurants, cafés, and multiple grocery stores, offering a fully developed urban lifestyle. Combining location, transportation, and functionality, this property is an ideal choice for both owner-occupiers and investors, with attractive pricing.