



**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

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 insuite 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.