



**1207, 1108 6 Avenue SW
Calgary, Alberta**

MLS # A2278996

\$369,900



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|------------------|---|-------------------------------|
| Division: | Downtown West End | |
| Type: | Residential/High Rise (5+ stories) | |
| Style: | Apartment-Single Level Unit | |
| Size: | 1,151 sq.ft. | Age: 2001 (25 yrs old) |
| Beds: | 2 | Baths: 2 |
| Garage: | Guest, Heated Garage, Parkade, Secured, Titled, Underground | |
| Lot Size: | - | |
| Lot Feat: | - | |

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|--------------------|----------------------------------|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 941 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home | | |

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| Inclusions: | NA |
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Welcome to Downtown's Westend! Enjoy abundant natural light through floor-to-ceiling, south-facing windows that brighten the entire unit. The primary bedroom features a well-appointed ensuite with a soaker tub, separate shower, and heated floors; also found in the second bathroom. You will appreciate the generous storage offered by two primary closets, including one walk-in. The open-concept living space showcases pristine Berber carpet and a versatile open den, ideal for a home office or reading area. The kitchen overlooks the dining space and is equipped with granite countertops, ample cabinetry, and sufficient room for two to work comfortably. A spare bedroom provides a welcoming option for guests, with convenient access to visitor parking. Additional features include one titled parking stall, party room, fitness centre, hot tub, and an exceptional location just one block from the C-Train, steps to Prince's Island Park, and within walking distance to Kensington and downtown amenities. This is an excellent opportunity to live in a well-maintained building. Contact us today to book your private showing.