



**605, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2279720



\$228,900

Division: Downtown West End

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 640 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 2 **Baths:** 1

Garage: Covered, Owned, Secured, Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Laminate, Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 528

Basement: None

LLD: -

Exterior: Brick, Concrete, Stone, Stucco

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Open Floorplan, Pantry, Storage

Inclusions: n/a

LISTED BELOW ASSESSMENT VALUE | CONVENIENT LOCATION | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | DOWNTOWN LIVING Conveniently located in the heart of downtown Calgary, this stylish 2-bedroom condo offers impressive city views from a downtown-facing balcony. Featuring a functional open-concept layout, the unit includes titled parking and in-unit laundry for added convenience. Step inside to a spacious foyer that leads into a well-equipped kitchen complete with stainless steel appliances, ample cabinet storage, and generous counter space—ideal for both everyday living and entertaining. Just off the kitchen, the open living space comfortably accommodates a dining area, beautifully accented by an elegant chandelier. The bright living room is filled with natural light from the glass door leading to the balcony—perfect for enjoying morning coffee while taking in the downtown skyline. The primary bedroom is generously sized, while the second bedroom offers versatility for guests, a home office, or additional living space. The home is completed by a full bathroom and the convenience of in-suite laundry. Experience the ease and excitement of living in Calgary's vibrant downtown, where restaurants, cafés, shopping, entertainment, and transit are all just steps away—delivering an urban lifestyle that's both convenient and undeniably energetic.