



GRASSROOTS
REALTY GROUP

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1518, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2301392



\$279,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	677 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: none

West End Downtown Living | City skyline views | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | Perched on the 15th floor, this desirable corner unit showcases a bright and affordable 2-bedroom layout with stunning views of the downtown skyline and glimpses of the Bow River from your private balcony. With its elevated position and extra windows, you enjoy abundant natural light throughout the day. Inside, the functional layout features laminate flooring in the living and dining areas, creating a modern and low-maintenance living space. The well-appointed kitchen includes a brand new dishwasher, and in-suite laundry adds everyday ease. This well-managed building offers exceptional value with all-inclusive condo fees covering your utilities making budgeting simple and stress-free. Residents also enjoy access to a fitness centre, secure bike storage, and ample visitor parking. Located in the heart of Calgary s west downtown, you re just steps to the Bow River pathways, perfect for walking, running or cycling. Commuting is effortless with the C-Train station right next door within the free fare zone. Plus, everyday essentials are at your doorstep with a main level medical clinic, pharmacy and restaurants all within the building. An ideal opportunity for first-time buyers, investors or anyone seeking convenient downtown living at an unbeatable price. Call to book your private viewing today!