



**1408, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2302600



\$329,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 786 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 660 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: None

Welcome to downtown living with a view! Perched on the 14th floor in Calgary's desirable Downtown West End, this beautifully RENOVATED designed 2 bedroom, 2 bathroom condo offers the perfect blend of urban convenience, comfort, and scenery. Enjoy stunning unobstructed views of the river valley and mountains from a bright, open-concept layout filled with natural light. The spacious kitchen features plenty of counter space, an eating bar, and a dedicated dining area, making it ideal for everyday living or entertaining. The primary bedroom includes a large walk-through closet and private ensuite, while the second bedroom offers excellent flexibility for guests, a roommate, or a stylish home office. Located in a solid concrete building with full-time concierge service, this home also includes in-suite laundry, titled underground parking, secure bike storage, and access to a gym facility. Just steps from the LRT, river pathway system, downtown amenities, restaurants, shops, and the Bow River, this is an incredible opportunity to enjoy a low-maintenance lifestyle in one of Calgary's most connected urban locations. Condo fees include HEAT and ELECTRICITY. UPDATES: FLOORING + TRIMS (2022), KITCHEN CABINETS + BATHROOM VANITY (2022) Book your private showing today!