



1216, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2138247



\$335,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	709 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Track Lighting		

Inclusions: All Furniture, TVS

Location, Location, Location. Don't miss this perfect opportunity to invest in a fully furnished apartment in the West End Downtown. This amazing unit was newly painted with 2 bedrooms, 1 full bath, an ensuite laundry plus 1 titled underground parking stall. It also includes all furniture and TVs in the living room and bedrooms. The kitchen is equipped with stainless steel appliances and hood fan. The building has a full-time concierge, fitness facility and lots of underground visitor parking. How convenient to have LRT station at the back and you can take advantage of the free zone ride from City Hall to Kirby Centre. Close to all amenities, including restaurants, grocery stores, shops and cafes. Additionally, steps away is Bow River pathways, perfect for biking and jogging. CONDO FEE INCLUDES GAS, ELECTRICITY AND WATER, makes it easier for rental and budgeting. This investment won't make you disappointed. Call to view to get your investment return without any delay.