



**1709, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2142346



\$278,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	578 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to your new urban oasis! This 1 bedroom, 1 bath condo, is nestled in the beautiful west end of Downtown Calgary and offers the perfect blend of modern comfort and city living. Step into this tastefully decorated unit and discover a bright and inviting open layout with brand new laminate flooring, providing a sleek and contemporary look that seamlessly connects the kitchen, dining, and living areas. The well-appointed kitchen features ample cabinet space and a functional layout that makes meal preparation a breeze. The bedroom is a cozy retreat, offering a peaceful atmosphere for restful nights and the adjacent 4pc bathroom boasts a chic feature wall, adding a touch of luxury to your daily routine. Enjoy the convenience of low condo fees that include electricity, making it easy to manage your monthly expenses. Additional features of this fabulous condo include in-suite laundry, secure titled underground parking, and access to building amenities such as a fitness center and bike storage. Whether you're a young professional, a couple, or looking for a smart investment opportunity, this condo is the perfect choice. Situated in a prime location, with easy access to the best that Calgary has to offer, you'll be just steps away from trendy restaurants, chic boutiques, and bustling entertainment options. Plus, with convenient access to public transportation, getting around the city is a breeze. Don't miss the opportunity to immerse yourself in the epitome of downtown living in Calgary. Schedule your private viewing today and embrace the finest in urban sophistication!