



1107, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2143306



\$269,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	576 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Amazing Value, at an Amazing Price, in an Amazing Location! Offering a 1 Bedroom, 1 Bathroom Unit with an Underground Titled Parking Stall. Located on the 11th floor, this unit is bright, cozy, and has an open concept plan with neutral colors through-out. The Kitchen comes with ample modern dark chocolate cabinets, a raised breakfast bar, lots of counter space, black appliances, & tile flooring. The Master bedroom is spacious, includes a large closet, and comes with a big window. The unit also has an in-suite Laundry and the Washer & Dryer are included. The South facing Balcony is covered, and comes with a BBQ Gas Line & Glass Railings. Well managed building with concierge service during business hours, a well equipped exercise & fitness room, bicycle storage, & plenty of underground visitor parking. The Condo Fees include all Utilities (Heat, Water, & Electricity). The convenient location is just steps away from the LRT station and minutes from the Bow River pathway system, Kensington Hub, Shops, Restaurants, Pubs, & much more. This stylish unit is perfect for 1st time Buyers or Investors. Enjoy the modern conveniences & lifestyle Downtown living has to offer. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this immaculate Condo!