



**615, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2148542



\$266,500

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	502 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating: Central, Natural Gas

Water: Public

Floors: Ceramic Tile, Laminate

Sewer: Public Sewer

Roof: -

Condo Fee: \$ 391

Basement: -

LLD: -

Exterior: Brick, Concrete, Stone, Stucco

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: Electricity

Features: Kitchen Island, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows

Inclusions: Existing Furniture.

Welcome to the perfect condo in good Downtown West End location. This clean 1 Bedroom unit has open concept in Kitchen & Living area. Big Windows & Patio to South West facing Balcony. In suite Laundry & one Titled secured underground Parking. This condo building features recent common area renovations, Concierge service, Fitness Centre and Bike Storage. Condo fees includes all Utilities charges (Electricity, Gas, Water, Sewage, Garbage Disposal). Steps away from LRT, Bow River pathways, Restaurants , Sidewalks. Schools near by and easy access to downtown amenities. Asking price include existing furniture. Property is vacant and is available for immediate possession.