



2003, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2153264



**\$420,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 687
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Open Floorplan		

**Inclusions:** Water Fountain

Step into this unique penthouse loft, perfectly positioned in a high-rise building in the vibrant downtown west end. Located just one block from scenic walking and biking paths along the Bow River and mere steps from the LRT, this exceptional residence offers an unparalleled living experience. Inside, you'll be greeted by sleek, modern tile flooring that seamlessly flows throughout the space. The grand window, spanning two floors, floods the loft with natural light, highlighting the open and airy ambiance. A soothing waterfall fountain adds a touch of tranquility and sophistication to your living environment. On the second floor, the spacious layout features a bedroom area and a versatile den—perfect for an office or extra lounging space. The centerpiece of this home is the massive balcony, an entertainer's dream, ideal for relaxing or hosting gatherings with stunning city views. The building enhances your lifestyle with a range of amenities, including concierge service, secure entry, a fully-equipped gym, a mailroom, and bike storage (currently waitlisted). Experience the pinnacle of urban living with this penthouse loft!