



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1408, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2302600



\$325,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 701

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to downtown living with a view! Perched on the 14th floor in Calgary's desirable Downtown West End, this beautifully RENOVATED designed 2 bedroom, 2 bathroom condo offers the perfect blend of urban convenience, comfort, and scenery. Enjoy stunning unobstructed views of the river valley and mountains from a bright, open-concept layout filled with natural light. The spacious kitchen features plenty of counter space, an eating bar, and a dedicated dining area, making it ideal for everyday living or entertaining. The primary bedroom includes a large walk-through closet and private ensuite, while the second bedroom offers excellent flexibility for guests, a roommate, or a stylish home office. Located in a solid concrete building with full-time concierge service, this home also includes in-suite laundry, titled underground parking, secure bike storage, and access to a gym facility. Just steps from the LRT, river pathway system, downtown amenities, restaurants, shops, and the Bow River, this is an incredible opportunity to enjoy a low-maintenance lifestyle in one of Calgary's most connected urban locations. Condo fees include HEAT and ELECTRICITY. UPDATES: FLOORING + TRIMS (2022), KITCHEN CABINETS + BATHROOM VANITY (2022) Book your private showing today!