



GRASSROOTS
REALTY GROUP

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716, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2324578



\$268,800

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 631

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: none

West End Downtown Living | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | 709 sq.ft | Welcome to this affordable 2-bedroom unit on 7th floor offering city views of the downtown skyline from your private balcony. Enjoy abundant natural light throughout the day in this bright and functional layout. Inside, laminate flooring in the living and dining areas creates a low-maintenance living space. The spacious living room is perfect for relaxing or entertaining. Thoughtfully designed, the two bedrooms are positioned on opposite sides of the living room, providing excellent privacy—perfect for roommates, guests, or a home office setup. The kitchen offers ample cabinetry, and the in-suite laundry adds everyday convenience. This well-managed building delivers exceptional value; all-inclusive condo fees cover utilities, making budgeting simple and stress-free. Residents also enjoy access to a fitness centre, secure bike storage, and ample visitor parking. Located in Calgary's desirable West End, you're just steps from the Bow River pathways—perfect for walking, running, or cycling. Commuting is effortless with the C-Train station right next door within the free fare zone. Plus, everyday essentials are right at your doorstep, including a medical clinic, pharmacy, and restaurants—all located within the building. An ideal opportunity for first-time buyers, investors, or anyone seeking convenient downtown living at an unbeatable price. Book your private showing today!