



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

914, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2342936



\$289,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage		
Inclusions:	None		

This bright and inviting downtown condo offers stunning panoramic views of the Bow River. Lovingly maintained by its original owner, this turnkey home has been refreshed with brand new neutral carpet and fresh paint throughout, creating a clean, timeless backdrop for any style. The open-concept layout offers a comfortable flow between the living, dining and kitchen areas, with expansive windows bringing in an abundance of natural light and showcasing the spectacular city and river views. The kitchen features newer stainless-steel appliances and extra island counter space, while in-suite laundry and underground parking add everyday convenience. Residents also enjoy the added convenience of a full-time concierge and a fully equipped fitness centre located on the main floor. Ideally located just steps from Cowboys Park and the CTrain station, you'll have effortless access to shopping, restaurants and entertainment as well as Calgary's network of river pathways. Whether you're looking for a low-maintenance home in the city or an excellent investment opportunity, this well-appointed condo offers exceptional convenience in one of Calgary's most vibrant locations. Call your favourite Realtor to schedule a showing today.