



GRASSROOTS
REALTY GROUP

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212, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2347691



\$319,800

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 788
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

Here's a revised version with the additional pantry/storage feature incorporated naturally and as a selling point: Welcome to urban living at its finest in Downtown West! Rarely available, this stylish and bright 2-bedroom, 2-bathroom condo features an open-concept floor plan and impressive 11.3-foot ceilings, creating a dramatic sense of space, grandeur, and natural light. The spacious kitchen is ideal for everyday living and entertaining, complete with quartz countertops, a convenient breakfast bar, and an additional pantry that significantly expands storage space. The primary suite offers a private 4-piece ensuite and walk-through closet, while the generously sized second bedroom provides excellent flexibility for a home office or work-from-home setup. Ample in-suite storage, enhanced by the added pantry, ensures exceptional everyday functionality and organization. Step outside to the massive balcony, offering plenty of room to relax, entertain, and enjoy Calgary's summer days and evenings, complete with a gas line for your BBQ. Additional highlights include a titled, heated underground parking stall, fully equipped fitness centre, and ample underground visitor parking. Enjoy unbeatable convenience with the C-Train station just steps away, located within the transit fare-free zone. Best of all, condo fees include heat, water, sewer, and electricity. A rare opportunity to enjoy exceptional space, storage, convenience, and downtown lifestyle. Don't miss it!