

311, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2162135



\$249,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	564 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.67 Acre		
Lot Feat:	-		

Heating: Baseboard, See Remarks

Floors: Ceramic Tile, Laminate

Roof: See Remarks

Basement: -

Exterior: Concrete, See Remarks

Foundation: -

Features: Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 437

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Portable A/C in as-is condition (working)

Prime opportunity to live or invest in the heart of the Downtown West End. This unit has recently been renovated with a full paint refresh, marble mosaic backsplash, and brand new luxury wide plank laminate flooring installed throughout. Located directly beside the Downtown West Kerby C-train station which is part of the free fare zone, and steps away from the Bow River Pathway Network and Cowboys (formerly Shaw Millenium) Park. Enjoy a convenient kitchen island with storage shelving, stacked in-suite laundry, and a large south-facing private balcony with highly effective bird netting and spikes. The spacious bedroom includes a large closet and the versatile den area can easily be converted into a home office or guest space. Owners have exclusive access to the fully equipped fitness room on the main level, and this unit also comes with a titled, underground parking stall in the heated parkade. Relish in the ease of condo living with an on-site concierge, security, and professional building management. This beautiful condo is situated among an array of amenities including a various local shops and restaurants at your fingertips. With quick access to Bow Trail, and walking distance to Kensington Village and the Downtown Core, this unit is in a location that can't be beat!