



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1111 6 Avenue #406, Calgary T2P5M5**

MLS® #: **A2124574** Area: **Downtown West End** Listing Date: **04/25/24** List Price: **\$269,900**  
Status: **Active** County: **Calgary** Change: **-\$25k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **623**  
Low Sqft:  
Ttl Sqft: **623**

DOM

**24**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Den</b>	<b>Main</b>	<b>10`6" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 11`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 8`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`10" x 5`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$465**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0511941**

Remarks

Pub Rmks: **1 bedroom PLUS Den across from the Bow River pathway. Steps from the LRT station and bus connections to get you around the city. Gas outlet on the balcony for you BBQ . New flooring and washing machine just added. Get fit, the gym's on the main floor!. Condo fees include Electricity, water heat and gas .**

Inclusions: **None**  
Property Listed By: **TREC The Real Estate Company**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









