

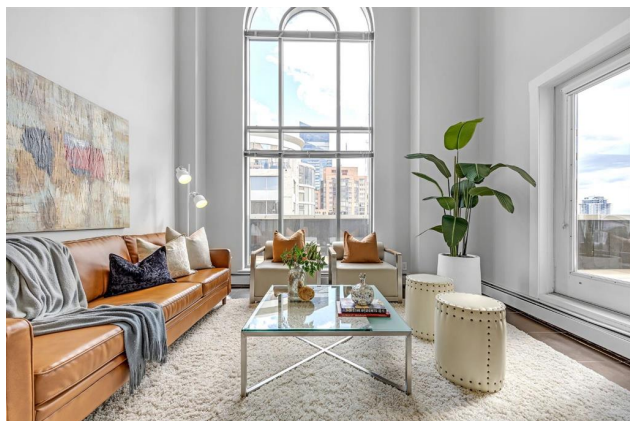


THE
A-TEAM

**RE/MAX
FIRST**

1111 6 Avenue #2005, Calgary T2P 5M5

MLS® #: **A2136898** Area: **Downtown West End** Listing Date: **06/13/24** List Price: **\$460,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 25-Jun** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **1,136**
 Low Sqft:
 Ttl Sqft: **1,136**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Metal,Tar/Gravel**
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 7`5"	Dining Room	Main	7`11" x 10`1"
Foyer	Main	8`6" x 4`1"	Kitchen	Main	7`9" x 7`9"
Laundry	Main	3`6" x 11`1"	Living Room	Main	16`4" x 13`1"
Bedroom	Main	10`9" x 10`10"	Walk-In Closet	Main	10`9" x 7`10"
4pc Ensuite bath	Second	5`2" x 7`10"	Bedroom - Primary	Second	8`10" x 9`8"
Walk-In Closet	Second	5`4" x 5`3"	Family Room	Second	15`5" x 13`4"

Legal/Tax/Financial

Condo Fee:
\$891

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0511941**

Remarks

Pub Rmks: **Penthouse Condo: A Sanctuary in Downtown Calgary Nestled amidst the vibrant heart of downtown Calgary, this penthouse condo is just off the river. Boasting views of the majestic Rocky Mountains, this multi-level sanctuary offers a lifestyle of convenience and walkability to downtown As you step into this residence, you are greeted by soaring ceilings that accentuate the sense of grandeur and space. The expansive windows flood the interiors with natural light, creating an ambiance of warmth and serenity. Whether you're entertaining guests or simply unwinding after a busy day, the open-concept living area provides the perfect setting for relaxation and social gatherings. The kitchen is tucked away and overlooks the dining and living room, featuring stainless steel appliances, sleek countertops, and cabinet space. From intimate dinners to extravagant soirées, this haven is sure to delight. Ascend the stylish staircase to discover the upper level of this penthouse. Here, you'll find the Primary bedroom, offering tranquility and comfort, 4 ice ensuite as well a loft are or family room. Wake up to views of the mountains from the Primary suite, and the convenience of the primary ensuite. Whether you're hosting a barbecue for friends or simply enjoying a quiet moment with a glass of your preferred drink, this unit offers a lovely escape from the hustle and bustle of city life. Located in the heart of downtown Calgary, this condo offers convenience and accessibility. With an array of shops, restaurants, and cultural attractions right out your doorstep, many conveniences are within reach. Whether you're strolling along the bustling streets or enjoying a leisurely bike ride along the nearby pathways. This penthouse condo is more than just a home - it's a lifestyle statement. With its views, high ceilings, multi-level layout, and prime downtown location, this is an opportunity to experience living in Calgary.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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

