



THE
A-TEAM

**RE/MAX
FIRST**

1111 6 Avenue #1216, Calgary T2P 5M5

MLS®#: **A2138247** Area: **Downtown West End** Listing Date: **06/11/24** List Price: **\$310,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 07-Sep** 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: **709**
 Low Sqft:
 Ttl Sqft: **709**

DOM

97
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Stall, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Brick, Concrete, Stone, Stucco**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`3" x 8`2"	Living Room	Main	16`1" x 10`3"
Laundry	Main	3`0" x 3`0"	Bedroom - Primary	Main	11`6" x 10`2"
Bedroom	Main	10`11" x 8`11"	4pc Bathroom	Main	8`11" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$562** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: **0511941**

Remarks

Pub Rmks: **Location, Location, Location. Don't miss this perfect opportunity to invest in a fully furnished apartment in the West End Downtown. This amazing unit was newly painted with 2 bedrooms, 1 full bath, an ensuite laundry plus 1 titled underground parking stall. It also includes all furniture and TVs in the living room and bedrooms. The kitchen is equipped with stainless steel appliances and hood fan. The building has a full-time concierge, fitness facility and lots of underground visitor parking. How convenient to have LRT station at the back and you can take advantage of the free zone ride from City Hall to Kirby Centre. Close to all amenities, including restaurants, grocery stores, shops and cafes. Additionally, steps away is Bow River pathways, perfect for biking and jogging. CONDO FEE INCLUDES GAS, ELECTRICITY AND WATER, makes it easier for rental and budgeting. This investment won't make you disappointed. Call to view to get your investment return without any delay.**

Inclusions: **All Furniture, TVS**
Property Listed By: **Grand Realty**

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