

1111 6 Avenue #910, Calgary T2P 5M5

MLS® #: **A2161783** Area: **Downtown West End** Listing Date: **09/01/24** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 7`10"	4pc Ensuite bath	Main	7`11" x 4`11"
Bedroom	Main	11`1" x 11`2"	Dining Room	Main	11`0" x 10`8"
Foyer	Main	11`10" x 9`0"	Kitchen	Main	9`3" x 8`7"
Living Room	Main	15`1" x 11`9"	Bedroom - Primary	Main	10`3" x 11`3"

Legal/Tax/Financial

Condo Fee: **\$656** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0511941**

Remarks

Pub Rmks: **Welcome to your perfect urban oasis in West Downtown Calgary! This stunning 2-bedroom, 2-bathroom condo is ideal for young professionals, young families, and first-time home buyers seeking both convenience and tranquility. Location, Location, Location: Nestled in the heart of West Downtown, you're just a stone's throw away from the serene Bow River, Eau Claire Park, and Prince's Island Park. Enjoy walking and biking paths right at your doorstep, perfect for weekend adventures or daily commutes. The city transit system is around the corner and just blocks from shopping, schools, and vibrant city life, you have everything you need within reach. Condo Features: Bedrooms: The thoughtful open floor plan features two spacious bedrooms, each strategically placed on opposite sides of the unit for ultimate privacy. The primary bedroom features a walk-through closet leading to a luxurious 4-piece ensuite bathroom. The second bedroom is generously sized and conveniently located next to the second 4-piece bathroom. Living Space: The inviting living room is the perfect place to unwind, with direct access to a private balcony offering stunning river views. Enjoy peace of mind with bird-proof netting installed around the balcony. Kitchen & Dining: The well-appointed kitchen has all the essentials for creating delicious home-cooked meals, complemented by an adjacent dining space for family gatherings or entertaining friends. Amenities: Benefit from the comfort and security of titled underground parking, in-suite laundry, and a well-managed building. Condo fees include access to a fully equipped gym and cover all utilities, making it hassle-free living. Why This Condo? This home offers a unique blend of urban living and natural beauty, providing a quieter atmosphere compared to the bustling East side of the city. Embrace the vibrant lifestyle of downtown Calgary while enjoying the peace and tranquility of your riverside haven. Don't miss out on this great opportunity and value—your perfect home in West Downtown Calgary awaits!**

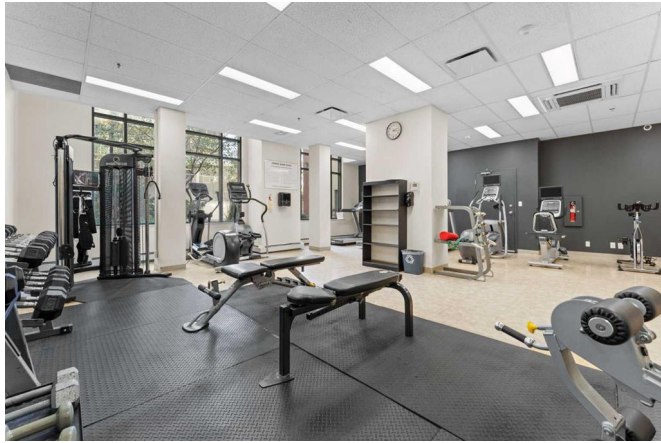
Inclusions: **N/A**
Property Listed By: **Real Broker**

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









910-111 6 Ave SW, Calgary, AB

Main Floor



PREPARED: 2024/09/01



White regions are excluded from total floor area in EXHIBIT floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.