



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1111 6 Avenue #311, Calgary T2P 5M5**

MLS® #: **A2162135**      Area: **Downtown West End**      Listing Date: **09/17/24**      List Price: **\$239,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 03-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **29,138 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **563**  
 Low Sqft:  
 Ttl Sqft: **563**

DOM

**95**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **See Remarks**  
 Heating: **Baseboard,See Remarks**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,See Remarks**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`0"</b>	<b>Den</b>	<b>Upper</b>	<b>9`0" x 11`0"</b>
<b>Kitchen With Eating Area</b>	<b>Upper</b>	<b>13`6" x 10`0"</b>	<b>Living Room</b>	<b>Upper</b>	<b>6`6" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$437**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Monthly

Legal Desc: 0511941

Remarks

Pub Rmks: **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!**

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

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









