



THE
A-TEAM

**RE/MAX
FIRST**

1111 6 Avenue #1004, Calgary T2P 5M5

MLS®#: **A2164428** Area: **Downtown West End** Listing Date: **09/10/24** List Price: **\$289,000**
 Status: **Pending** County: **Calgary** Change: **None** 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: **Underground**

Finished Floor Area

Abv Sqft: **617**
 Low Sqft:
 Ttl Sqft: **617**

DOM

133
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Laminate Counters,No Animal Home,No Smoking Home,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 5`0"	Bedroom	Main	11`5" x 10`7"
Den	Main	14`8" x 8`6"	Dining Room	Main	15`1" x 6`0"
Kitchen	Main	8`9" x 8`0"	Living Room	Main	11`8" x 8`7"
Laundry	Main	3`5" x 3`0"			

Legal/Tax/Financial

Condo Fee: **\$484** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Legal Desc: 0511941

Fee Freq:
Monthly

Remarks

Pub Rmks: **Back for showing! Renovation just completed with the following upgrades: Whole unit Fresh Painting, Brand New LVP Flooring, New Hood Fan and professional unit cleaned! Amazing location! This 1 bedroom + Den unit with views of river valley and mountains, open concept, functional kitchen insuite laundry, large windows brings in lots of sunlight, southeast facing balcony, heated underground parking, well managed building, includes a fully equipped gym, concierge service and secure controlled entry, condo fees included all utilities, building is half a block from C-Train station and having advantage of the downtown free zone ride, close to all amenities, steps away from Bow River pathways. Unit is vacant ready for quick possession!**

Inclusions: N/A
Property Listed By: Grand Realty

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









