



THE
A-TEAM

**RE/MAX
FIRST**

1121 6 Avenue #1407, Calgary T2P 5J4

MLS® #: **A2201359** Area: **Downtown West End** Listing Date: **03/20/25** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **795**
 Low Sqft:
 Ttl Sqft: **795**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Metal** Construction: **Concrete, Stone, Stucco**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$710** Title: **Fee Simple** Zoning: **DC**

Fee Freq: **Monthly**

Legal Desc: **0311302**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 2-bedroom, 2-bathroom corner unit, located on the 14th floor of a sought-after building. With its bright, open-concept layout, this home offers a perfect blend of style, comfort, and convenience. Large windows flood the space with natural light, while the south-facing balcony provides a private outdoor retreat with breathtaking city views. Designed for modern living, the unit features high-end stainless steel appliances, quartz countertops, and elegant vinyl plank flooring throughout. The spacious primary bedroom boasts an ensuite bathroom, while the second bedroom is perfect for guests, a home office, or additional living space. In-suite laundry adds to the convenience of this thoughtfully designed home. Residents enjoy access to a fully equipped fitness center on the 3rd floor, a party room, and two games rooms with a pool table and ping pong table, all located on the main floor. The unit also includes one titled underground parking stall (P2), with ample visitor parking available. Located just steps from the LRT, this prime location ensures effortless commuting and easy access to shopping, dining, and entertainment. Don't miss this incredible opportunity to own a premium high-rise home with exceptional amenities. Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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







