

**1618, 1111 6 Avenue SW  
Calgary, Alberta**

**MLS # A2231276**



**\$324,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Located in Calgary's vibrant Downtown West End, this well-appointed apartment offers unbeatable accessibility to the best the city has to offer—river pathways, top-tier restaurants, shopping, and the LRT station right outside your front door. The functional kitchen features stylish maple cabinetry, a central island with added storage, and easy-to-maintain ceramic tile flooring. Adjacent to the kitchen, the dining area provides a perfect setting for casual meals or entertaining guests. The bright, open-concept living room offers a comfortable space to relax and unwind, while the southeast-facing balcony invites you to enjoy your morning coffee with sunshine and city views. The spacious primary bedroom provides a peaceful retreat, and the second bedroom is ideal for guests or a home office setup. A full four-piece bathroom and in-suite laundry add to the convenience. This secure building offers premium amenities, including a concierge desk, fitness centre, bike storage, and a titled, heated underground parking stall. Don't miss your opportunity to own in one of downtown's most connected locations—book your private showing today!