

910, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2241958



\$355,599

|             |                     |            |                 |
|-------------|---------------------|------------|-----------------|
| Heating:    | Baseboard           | Water:     | -               |
| Floors:     | Ceramic Tile, Vinyl | Sewer:     | -               |
| Roof:       | Flat                | Condo Fee: | \$ 693          |
| Basement:   | -                   | LLD:       | -               |
| Exterior:   | Brick, Concrete     | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                   | Utilities: | -               |
| Features:   | No Smoking Home     |            |                 |
| Inclusions: | N/A                 |            |                 |

Welcome to your ideal urban retreat in the heart of West Downtown Calgary! This 2-bedroom, 2-bathroom condo is perfect for young professionals, first-time buyers, or anyone seeking a blend of vibrant city living and natural beauty. Prime Location: Steps from the Bow River, Prince’s Island Park, and Eau Claire, with downtown shops, dining, transit, and pathways right outside your door. Whether it’s a scenic walk, bike ride, or quick commute, this location offers unbeatable convenience. Smart Layout: Enjoy a functional floor plan with bedrooms on opposite sides for privacy. The primary suite features a walk-through closet and private 4-piece ensuite, while the second bedroom is roomy and adjacent to the second full bath—ideal for guests, roommates, or a home office. Comfortable Living: The bright, open living space flows onto a private balcony with peaceful river views—complete with discreet bird-proof netting. A well-equipped kitchen and cozy dining area make it perfect for both everyday living and entertaining. Extras You’ll Love: Titled underground parking, in-suite laundry, a well-managed building with a fully equipped gym, and condo fees that include all utilities for worry-free living. If you’re looking for a quieter downtown lifestyle with nature at your doorstep, this is your chance. Please note: Photos were taken prior to current tenants and some include virtual staging. Tenants will be moving out end of August. Great Value you do not want to miss!