

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

MLS # A2257009



\$315,000

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

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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!