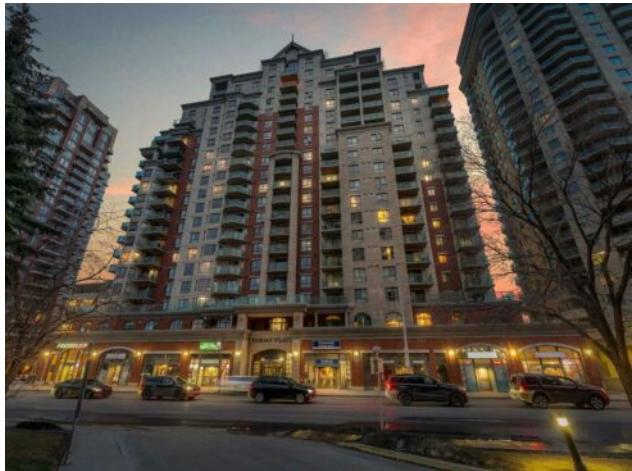


**605, 1111 6 Avenue SW  
Calgary, Alberta**

**MLS # A2279720**

**\$228,900**



<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Owned, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	n/a		

**LISTED BELOW ASSESSMENT VALUE | CONVENIENT LOCATION | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | DOWNTOWN LIVING** Conveniently located in the heart of downtown Calgary, this stylish 2-bedroom condo offers impressive city views from a downtown-facing balcony. Featuring a functional open-concept layout, the unit includes titled parking and in-unit laundry for added convenience. Step inside to a spacious foyer that leads into a well-equipped kitchen complete with stainless steel appliances, ample cabinet storage, and generous counter space—ideal for both everyday living and entertaining. Just off the kitchen, the open living space comfortably accommodates a dining area, beautifully accented by an elegant chandelier. The bright living room is filled with natural light from the glass door leading to the balcony—perfect for enjoying morning coffee while taking in the downtown skyline. The primary bedroom is generously sized, while the second bedroom offers versatility for guests, a home office, or additional living space. The home is completed by a full bathroom and the convenience of in-suite laundry. Experience the ease and excitement of living in Calgary's vibrant downtown, where restaurants, cafés, shopping, entertainment, and transit are all just steps away—delivering an urban lifestyle that's both convenient and undeniably energetic.