

311, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2162135



**\$249,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.67 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Portable A/C in as-is condition (working)

Prime opportunity to live or invest in the heart of the Downtown West End. This unit has recently been renovated with a full paint refresh, marble mosaic backsplash, and brand new luxury wide plank laminate flooring installed throughout. Located directly beside the Downtown West Kerby C-train station which is part of the free fare zone, and steps away from the Bow River Pathway Network and Cowboys (formerly Shaw Millenium) Park. Enjoy a convenient kitchen island with storage shelving, stacked in-suite laundry, and a large south-facing private balcony with highly effective bird netting and spikes. The spacious bedroom includes a large closet and the versatile den area can easily be converted into a home office or guest space. Owners have exclusive access to the fully equipped fitness room on the main level, and this unit also comes with a titled, underground parking stall in the heated parkade. Relish in the ease of condo living with an on-site concierge, security, and professional building management. This beautiful condo is situated among an array of amenities including a various local shops and restaurants at your fingertips. With quick access to Bow Trail, and walking distance to Kensington Village and the Downtown Core, this unit is in a location that can't be beat!