# \$289,900 - 806, 1111 6 Avenue Sw, Calgary

MLS® #A2227627

## \$289,900

1 Bedroom, 1.00 Bathroom, 613 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to the West End well managed secured concierge service building. This Unit boasts a bright and open floor plan concept. Well kept one good sized Bedroom plus Den./dining area. One titled heated underground Parking Stall. Gourmet Kitchen with maple cabinetry and functional counter space for entertainment. Vinyl Plank flooring, Laundry and Storage space in unit. Big Windows & a North facing Balcony with views of Bow River Valley and Prince Island Park. Professional pigeon net installation in the balcony. This building has Fitness Center and Bike storage room. Minutes walking to C-Train Station with free ride service to downtown core. This location is accessible to all amenities. 2025 Property Assessment value \$261,000 and titled underground parking \$37,000. Condo Fee payment includes ALL UTILITIES (Electricity, Heating, Water and Sewage). Asking price includes ALL FURNITURE in the unit. Excellent investment opportunity for home owners to live in or for rental purposes.. Unit is vacant for immediate possession. To see is to appreciate.







Built in 2005

## **Essential Information**

MLS® # A2227627 Price \$289,900 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 613

Acres 0.00

Year Built 2005

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 806, 1111 6 Avenue Sw

Subdivision Downtown West End

City Calgary

County Calgary

Province Alberta

Postal Code T2P 5M5

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Park, Secured Parking,

Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Underground

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 20

Basement None

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed June 4th, 2025

Days on Market 37
Zoning DC

# **Listing Details**

Listing Office Grand Realty

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