

1710, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2237029



# \$375,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** no

Experience the best of downtown living in this beautifully updated 2-bedroom, 2-bathroom apartment located in the heart of Calgary's vibrant West End. Enjoy stunning, unobstructed views of the Bow River, bringing natural beauty right into your home. This thoughtfully designed unit features a spacious open-concept layout with luxury vinyl plank flooring throughout. The modern kitchen boasts stainless steel appliances and sleek quartz countertops, combining style with functionality. Enjoy the added convenience of in-suite laundry and titled underground parking. The building offers outstanding amenities, including a fully equipped fitness center and secure bike storage—perfect for those embracing an active, urban lifestyle. Whether you're relaxing at home or entertaining guests, the scenic river views provide a peaceful and picturesque backdrop. Recent upgrades within the past two years include most kitchen appliances and quartz countertops. Don't miss this rare opportunity to enjoy modern comfort and breathtaking views in one of Calgary's most desirable downtown communities. Schedule your private showing today!