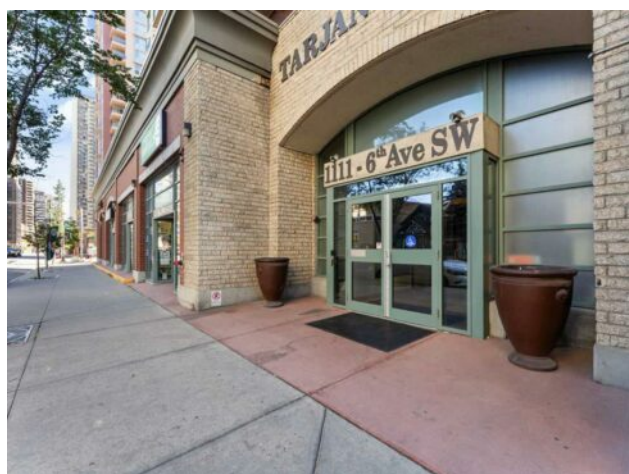


910, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2241958



# \$355,599

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<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:** N/A

Welcome to your ideal urban retreat in the heart of West Downtown Calgary! This 2-bedroom, 2-bathroom condo is perfect for young professionals, first-time buyers, or anyone seeking a blend of vibrant city living and natural beauty. Prime Location: Steps from the Bow River, Prince's Island Park, and Eau Claire, with downtown shops, dining, transit, and pathways right outside your door. Whether it's a scenic walk, bike ride, or quick commute, this location offers unbeatable convenience. Smart Layout: Enjoy a functional floor plan with bedrooms on opposite sides for privacy. The primary suite features a walk-through closet and private 4-piece ensuite, while the second bedroom is roomy and adjacent to the second full bath—ideal for guests, roommates, or a home office. Comfortable Living: The bright, open living space flows onto a private balcony with peaceful river views—complete with discreet bird-proof netting. A well-equipped kitchen and cozy dining area make it perfect for both everyday living and entertaining. Extras You'll Love: Titled underground parking, in-suite laundry, a well-managed building with a fully equipped gym, and condo fees that include all utilities for worry-free living. If you're looking for a quieter downtown lifestyle with nature at your doorstep, this is your chance. Please note: Photos were taken prior to current tenants and some include virtual staging. Tenants will be moving out end of August. Great Value you do not want to miss!