

# \$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

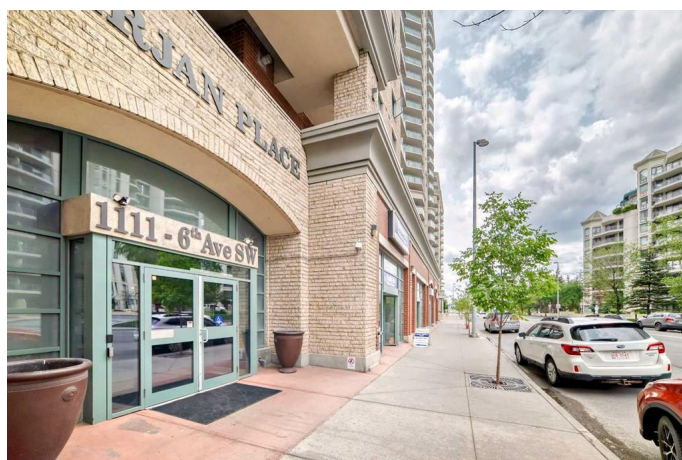
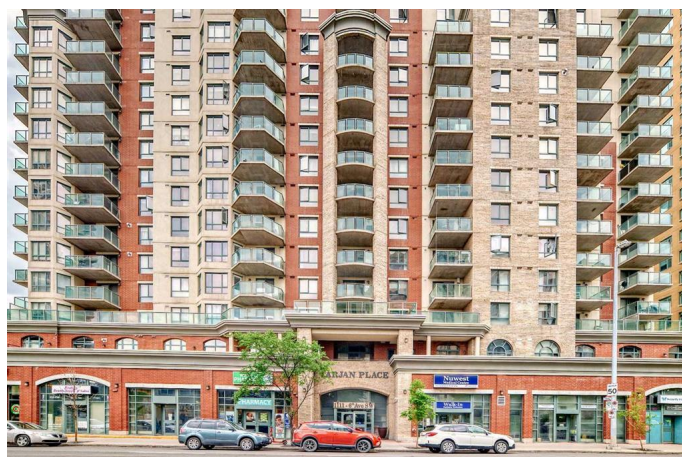
Welcome to the West End well managed secured concierge service building . This Unit boasts a bright and open floor plan concept. Well kept one good sized Bedroom plus Den./dining area. One titled heated underground Parking Stall. Gourmet Kitchen with maple cabinetry and functional counter space for entertainment. 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	70
Zoning	DC

**Listing Details**

Listing Office	Grand Realty
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