

# \$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

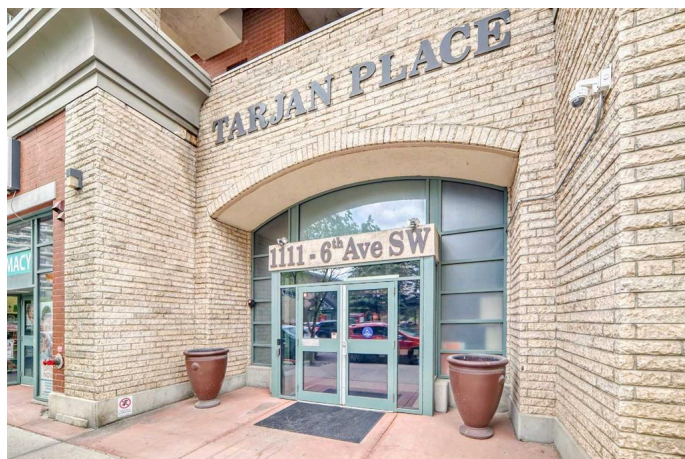
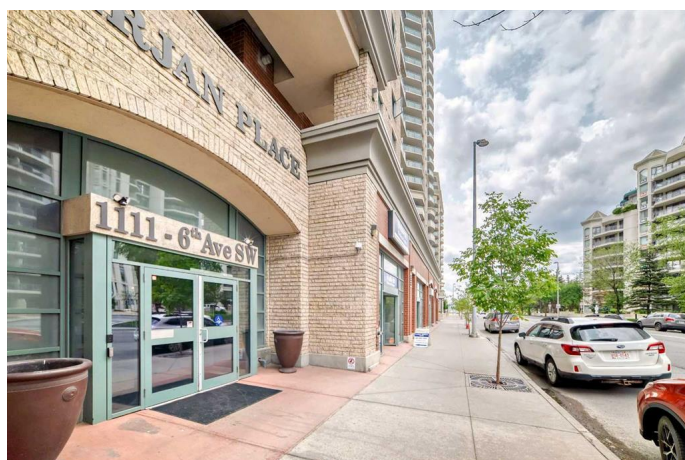
Welcome to the West End well managed secured concierge service building . This Unit boasts a bright and open floor plan concept. Well kept one good sized Bedroom plus Den./dining area. One titled heated underground Parking Stall. Gourmet Kitchen with maple cabinetry and functional counter space for entertainment. 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 | 12             |
| Zoning         | DC             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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