



# 1111 6 Avenue Calgary Alberta

\$385,000

Welcome to your perfect urban oasis in West Downtown Calgary! This stunning 2-bedroom, 2-bathroom condo is ideal for young professionals, young families, and first-time home buyers seeking both convenience and tranquility. Location, Location, Location: Nestled in the heart of West Downtown, you're just a stone's throw away from the serene Bow River, Eau Claire Park, and Prince's Island Park. Enjoy walking and biking paths right at your doorstep, perfect for weekend adventures or daily commutes. The city transit system is around the corner and just blocks from shopping, schools, and vibrant city life, you have everything you need within reach.

**Condo Features:**

**Bedrooms:** The thoughtful open floor plan features two spacious bedrooms, each strategically placed on opposite sides of the unit for ultimate privacy. The primary bedroom features a walk-through closet leading to a luxurious 4-piece ensuite bathroom. The second bedroom is generously sized and conveniently located next to the second 4-piece bathroom.

**Living Space:** The inviting living room is the perfect place to unwind, with direct access to a private balcony offering stunning river views. Enjoy peace of mind with bird-proof netting installed around the balcony.

**Kitchen & Dining:** The well-appointed kitchen has all the essentials for creating delicious home-cooked meals, complemented by an adjacent dining space for family gatherings or entertaining friends.

**Amenities:** Benefit from the comfort and security of titled underground parking, in-suite laundry, and a well-managed building. Condo fees include access to a fully equipped gym and cover all utilities, making it hassle-free living.

**Why This Condo?** This home offers a unique blend of urban living and natural beauty, providing a quieter atmosphere compared to the bustling East side of the city. Embrace the vibrant lifestyle of downtown Calgary while enjoying the peace ...

4pc Bathroom 4.83 Ft x 7.83 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 11.08 Ft x 11.17 Ft  
 Dining room 11.00 Ft x 10.67 Ft

Foyer 11.83 Ft x 9.00 Ft  
 Kitchen 9.25 Ft x 8.58 Ft  
 Living room 15.08 Ft x 11.75 Ft  
 Primary Bedroom 10.25 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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See

**Mirror**

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