



1108 6 Avenue Calgary Alberta

\$359,000

Ideally situated in Calgary's desirable Downtown West End, this spacious and thoughtfully designed 2-bedroom, 2-bathroom condo offers a rare combination of urban lifestyle, natural beauty, and modern upgrades. Just steps from the Bow River pathways, the C-Train, and a short stroll to Kensington, this location provides outstanding walkability to both downtown amenities and one of the city's most vibrant neighbourhoods. Inside, the smart layout separates the two bedrooms with a bright, open-concept living area--ideal for privacy, roommates, guests, or a home office setup. The primary bedroom enjoys unobstructed DT views, a private ensuite bathroom. The living room is filled with natural light, and features a cozy corner gas fireplace and newer laminate flooring (2023). The kitchen is equipped with granite countertops, appliances, under-cabinet lighting--plus recent updates including a dishwasher (2023), microwave, and garburator. Additional features include in-suite laundry with a generous storage room, a separate assigned storage locker, and a titled parking stall--a valuable convenience in this central location. The well-maintained building also offers premium amenities, including a fully equipped gym, bike storage, a private owners' lounge, and underground visitor parking. Both the gym and lounge are conveniently located on the main floor. Whether you're a professional, couple, investor, or someone looking for a refined retreat in the heart of the city, this home offers the perfect balance of style, space, location, and lifestyle. (id:6769)

3pc Bathroom 6.17 Ft x 6.58 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Other 6.58 Ft x 18.67 Ft

Bedroom 10.83 Ft x 10.17 Ft

Foyer 6.00 Ft x 5.50 Ft

Kitchen 8.50 Ft x 6.92 Ft

Living room 26.25 Ft x 15.00 Ft

Laundry room 3.83 Ft x 2.75 Ft

Primary Bedroom 17.42 Ft x 14.25 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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