



1111 6 Avenue Calgary Alberta

\$355,599

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! (id:6769)

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

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:



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Real Broker

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