



## 1111 6 Avenue Calgary Alberta

\$269,900

Prime opportunity to live or invest in the heart of the Downtown West End. This unit has recently been renovated with a full paint refresh, marble mosaic backsplash, and brand new luxury wide plank laminate flooring installed throughout. Located directly beside the Downtown West Kerby C-train station which is part of the free fare zone, and steps away from the Bow River Pathway Network and Cowboys (formerly Shaw Millenium) Park. Enjoy a convenient kitchen island with storage shelving, stacked in-suite laundry, and a large south-facing private balcony with highly effective bird netting and spikes. The spacious bedroom includes a large closet and the versatile den area can easily be converted into a home office or guest space. Owners have exclusive access to the fully equipped fitness room on the main level, and this unit also comes with a titled, underground parking stall in the heated parkade. Relish in the ease of condo living with an on-site concierge, security, and professional building management. This beautiful condo is situated among an array of amenities including a various local shops and restaurants at your fingertips. With quick access to Bow Trail, and walking distance to Kensington Village and the Downtown Core, this unit is in a location that can't be beat! (id:6769)

4pc Bathroom Measurements not available

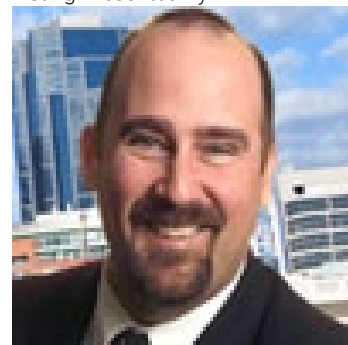
Bedroom 3.05 M x 3.96 M

Den 2.74 M x 3.35 M

Other 4.11 M x 3.05 M

Living room 1.98 M x 1.83 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://yycreadvisors.com/>

**RE/MAX Realty Professionals**

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