

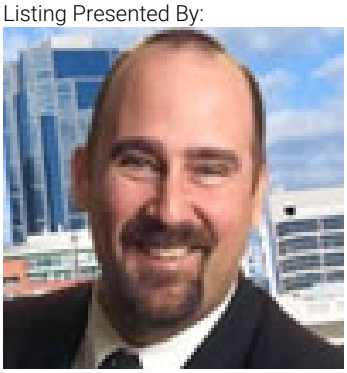
# 1111 6 Avenue Calgary Alberta

$309,988

Enjoy a maintenance-free lifestyle in the heart of Downtown's vibrant West End where river views, outstanding amenities and everyday convenience perfectly come together. Filled with natural light, this well-designed 2 bedroom, 2 bathroom condo showcases an open floor plan and a timeless neutral colour palette that easily complements any decor. Gather with family and friends in the spacious living room where patio doors extend your living space onto a wonderful curved, covered balcony overlooking the Bow River and city skyline, creating an exceptional backdrop for barbeques, morning coffee or evenings spent unwinding. Conversation flows effortlessly through the thoughtfully designed kitchen where clear sightlines keep everyone connected while preparing meals and the adjacent dining area makes entertaining simple. Peaceful river views continue into the primary bedroom where a walk-through closet leads to a private 4-piece ensuite. Flexibility awaits in the second bedroom, ideal for guests, a roommate or a comfortable home office. An updated 4-piece main bathroom comfortably serves the second bedroom and visiting guests while in-suite laundry simplifies daily routines. Returning home feels special thanks to the beautifully renovated lobby with concierge service, ensuring packages are received securely and guests are warmly welcomed. Stay active in the well-equipped fitness room, store your bike with ease and appreciate the comfort of titled heated underground parking. MONTHLY CONDO FEES INCLUDE HEAT, GAS AND ELECTRICITY, adding exceptional value and predictable monthly costs. Pets are welcome with board approval, making this an appealing choice for animal lovers. Just outside your door, the Bow River pathway system invites walking, running and cycling while Downtown West-Kerby Station in Calgary's free-fare CTrain zone keeps commuting simple. Prince's Island Park, Cow...

Living room 11.83 Ft x 13.67 Ft
Dining room 16.83 Ft x 12.50 Ft
Kitchen 8.67 Ft x 9.50 Ft
Laundry room 3.58 Ft x 6.25 Ft
Primary Bedroom 11.25 Ft x 10.33 Ft
Other 7.42 Ft x 4.50 Ft
Bedroom 11.42 Ft x 11.17 Ft
4pc Bathroom 5.33 Ft x 7.67 Ft
4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

https://romboughproperties.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca