

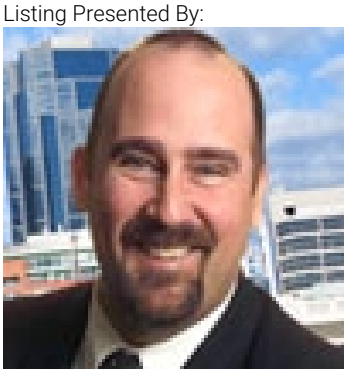
1111 6 Avenue Calgary Alberta

$345,000

Downtown living at its best with the tranquility of nature at your doorstep. This bright and spacious 2-bedroom, 2-bathroom condo combines urban convenience with peaceful riverside living, just steps from the Bow River pathways, Prince's Island Park, and Eau Claire Market.The thoughtfully designed open-concept layout features bedrooms on opposite sides for added privacy. The primary suite offers a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests, a home office, or family living. A well-appointed kitchen with ample cabinetry and counter space flows into the dining and living areas, extending to a private balcony with tranquil river views--perfect for your morning coffee or evening relaxation.Additional highlights include titled underground parking, in-suite laundry, a Gym, and a pet-friendly building. Condo fees include ALL utilities, adding value and convenience to everyday living.Located within easy reach of the LRT, downtown offices, shopping, and popular restaurants, this home offers an appealing lifestyle for professionals, first-time buyers, small families, and investors alike. Make it yours today: a wonderful home where downtown convenience meets riverside serenity.Hightlights: Riverside living in the downtown West End -- an appealing lifestyle advantage;All utilities included in the condo fees -- a practical benefit for buyers evaluating monthly costs. (id:6769)

Living room 16.25 Ft x 11.67 Ft
Kitchen 9.25 Ft x 9.25 Ft
Primary Bedroom 11.25 Ft x 10.25 Ft
Bedroom 11.08 Ft x 11.33 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Other 6.08 Ft x 12.58 Ft
Other 4.17 Ft x 7.58 Ft
Dining room 12.33 Ft x 9.92 Ft
Laundry room 2.83 Ft x 3.92 Ft
Other 8.33 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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