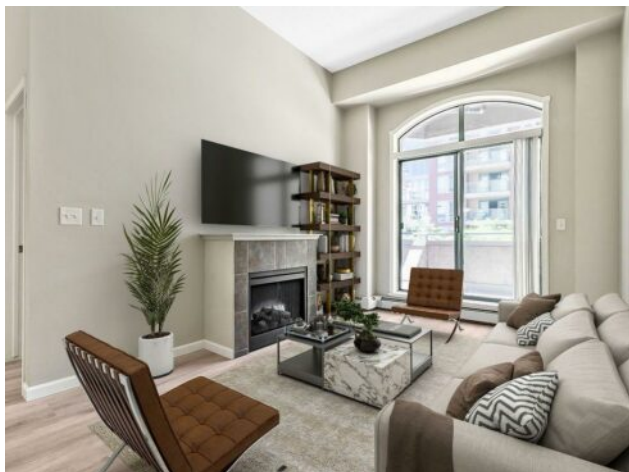


216, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2226515



\$329,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 713 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|---|
| Heating: | Hot Water |
| Floors: | Vinyl Plank |
| Roof: | - |
| Basement: | - |
| Exterior: | Concrete |
| Foundation: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, See Remarks |

| | |
|------------|-----------------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 562 |
| LLD: | - |
| Zoning: | DC (pre 1P2007) |
| Utilities: | - |

Inclusions: N/A

Welcome to your modern urban retreat in the heart of downtown! This beautifully updated 2 bedroom, 1 bathroom unit offers the perfect blend of comfort, style and convenience - ideal for young professionals looking to thrive in a vibrant city environment. Step inside and be greeted by soaring 11 foot ceilings that create a bright, airy atmosphere. The open concept layout is enhanced by new luxury vinyl plank flooring and new stainless steel appliances, giving the space a fresh, contemporary feel. Enjoy all utilities included (including electricity), in your condo fees - no surprises, just simplicity. This unit also comes with in suite laundry, titled underground parking and underground visitor parking, so you, or your guests will never have to worry about finding a spot downtown. Located in a secure, amenity-rich building with a full time concierge, residents also have access to a fully equipped fitness centre, secure bike storage and more. Situated steps from river pathways, trendy restaurants, shopping, and major transit routes, you'll have the city at your doorstep. Whether you're buying your first home or upgrading your lifestyle, this downtown gem offers unbeatable value and location . Move in and make it yours!