

\$339,900 - 401, 1111 6 Avenue Sw, Calgary

MLS® #A2161721

\$339,900

2 Bedroom, 1.00 Bathroom, 675 sqft

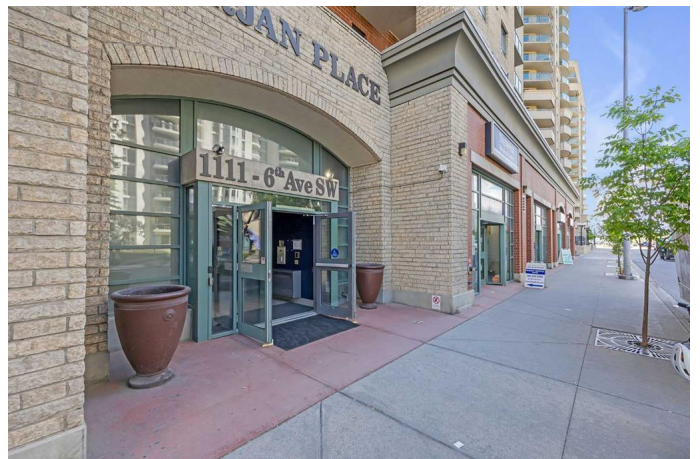
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom apartment in the highly desirable Downtown West neighborhood—perfect for both investors and first-time home buyers! Located just a 2-minute stroll from the Downtown West-Kerby C-Train station, this home offers unmatched convenience. Imagine being within walking distance of essential amenities such as a medical center, pharmacy, supermarket, Tim Hortons, shopping centers, dining options, and schools. Everything you need is right at your doorstep, making this an ideal urban retreat.

This apartment has been thoughtfully renovated, featuring brand-new appliances, modern vinyl flooring, and a sleek new hood fan. The open-concept layout flows effortlessly, seamlessly connecting the living room and kitchen to create a versatile space perfect for both everyday living and entertaining. With two spacious bedrooms and a well-appointed bathroom, this home offers both comfort and style. One of the bedrooms can easily double as a home office, providing the flexibility to suit your lifestyle needs.

These units are in high demand for rent, making this property not only a fantastic place to live but also a savvy investment opportunity. Enjoy the convenience of in-suite laundry and the security of an underground parking spot, all while being protected by 24-hour on-site



security. The location also offers easy access to parks, rivers, and pathways, blending the vibrancy of city living with the tranquility of nature.

Built in 2005

Essential Information

MLS® #	A2161721
Price	\$339,900
Sold Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	401, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M5

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	20

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 15th, 2024
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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