

**610, 1108 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231148**



**\$359,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

<b>Inclusions:</b>	None
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Ideally situated in Calgary’s desirable Downtown West End, this spacious and thoughtfully designed 2-bedroom, 2-bathroom condo offers a rare combination of urban lifestyle, natural beauty, and modern upgrades. Just steps from the Bow River pathways, the C-Train, and a short stroll to Kensington, this location provides outstanding walkability to both downtown amenities and one of the city’s most vibrant neighbourhoods. Inside, the smart layout separates the two bedrooms with a bright, open-concept living area—ideal for privacy, roommates, guests, or a home office setup. The primary bedroom enjoys unobstructed DT views, a private ensuite bathroom. The living room is filled with natural light, and features a cozy corner gas fireplace and newer laminate flooring (2023). The kitchen is equipped with granite countertops, appliances, under-cabinet lighting—plus recent updates including a dishwasher (2023), microwave, and garburator. Additional features include in-suite laundry with a generous storage room, a separate assigned storage locker, and a titled parking stall—a valuable convenience in this central location. The well-maintained building also offers premium amenities, including a fully equipped gym, bike storage, a private owners’ lounge, and underground visitor parking. Both the gym and lounge are conveniently located on the main floor. Whether you’re a professional, couple, investor, or someone looking for a refined retreat in the heart of the city, this home offers the perfect balance of style, space, location, and lifestyle.