

**1006, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286927**



**\$379,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 750
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Discover Urban Luxury in Downtown West End Calgary! This stunning 2-bedroom, 2-full-bathroom condo offers west-facing views and perfect for vibrant city living. Step into a meticulously maintained space featuring upgraded ceramic tile and hardwood flooring throughout. The open-concept layout flows seamlessly from foyer to kitchen, eating area, dining, and living room—ideal for entertaining or everyday gatherings. Enjoy in-unit laundry, a generous storage room, and one heated underground titled parking. The primary bedroom boasts a nice closet and a fully updated 4-piece ensuite for ultimate relaxation. A versatile second bedroom suits family, guests, a home office, or hobbies, complemented by a convenient 3-piece bathroom. Reside in a well-maintained building with 2 elevators, ample visitor parking, on-site security/concierge, party/games rooms (pool tables), and a private gym—elevating your lifestyle with convenience and fun. Just minutes' walk to Kerby LRT station (free fare zone), shops, restaurants, downtown core, Bow River pathways, and Shaw Millennium Park. Quick access via Bow Trail, Crowchild Trail, and Memorial Drive keeps you connected effortlessly. Don't miss this exceptional opportunity in Calgary's sought-after Downtown West End—schedule your private viewing today!