# \$529,900 - 908, 1121 6 Avenue Sw, Calgary

MLS® #A2187878

## \$529,900

3 Bedroom, 2.00 Bathroom, 1,385 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

RARE FIND! READY TO MOVE IN ONE OF A KIND URBAN LIVING DOWNTOWN WEST END!

3 BEDROOM, 2 FULL BATHROOM, 1384 SQ FT CONDO UNIT w/ 2 TITLED HEATED PARKING SPOTS, and 2 WEST FACING BALCONIES WITH 180 DEGREE UNOBSTRUCTED MOUNTAIN & BOW RIVER VIEWS.

This impeccable unit will impress you with features such as ceramic tile flooring, updated bathrooms, modern kitchen design with granite countertops, knock-down ceilings, and NEW PAINT (all walls,

doors, trims & fireplace mantle). Stepping inside, you will notice the meticulously maintained interior with upgraded ceramic tile flooring and fresh paint throughout. The open concept layout seamlessly connects the foyer, kitchen, eating area, dining room and living room, creating the perfect space for gathering with family or friends and everyday living. The gourmet kitchen features stainless steel appliances, modern cabinets offering ample storage and granite countertops with an eating area. The cozy living room features a gas fireplace, with a patio door leading out to your WEST facing balcony and a gas line for your outdoor BBQ needs.

The primary bedroom features a double closet and an updated 6-piece ENSUITE bathroom. There are 2 additional bedrooms providing







versatility, whether it be for family, guests, a home office, or hobby space, finishing off the unit you will discover the 4-piece bathroom with a new toilet and faucet. This unit comes with the convenience of IN-UNIT LAUNDRY, good sized in-unit storage room, 2 heated underground titled parking spots. This well maintained building comes with 2 elevators and plenty of visitor parking, with on-site security/concierge services, party/games rooms (ping pong & pool table) and a private gym. Excellent location that is minutes walking distance to Kerby LRT station, shops, restaurants, downtown and close to Bow River + pathways. Easy access to Bow Trail, Crowchild and Memorial Drive. Don't miss this fantastic opportunity, be the first to view this amazing unit! Call for your private viewing today!

Built in 2003

#### **Essential Information**

MLS® # A2187878

Price \$529,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,385

Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

## **Community Information**

Address 908, 1121 6 Avenue Sw

Subdivision Downtown West End

City Calgary

County Calgary
Province Alberta
Postal Code T2P 5J4

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking, Fitness

Center, Party Room, Recreation Room

Parking Spaces 2

Parking Heated Garage, Underground, Parkade, Titled

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

# of Stories 16

## **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Stone, Concrete

#### **Additional Information**

Date Listed January 17th, 2025

Days on Market 83

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.