

**208, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2218484**



**\$279,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	723 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 727
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Immaculate building in great West End location: with onsite Concierge, Gym (3 / Fl. &ndash; door pull to open), Recreation / Party Room (Main) & Roof-Top Patio (4 / Fl.). Cozy 2 bedrooms unit (with NEWER RENOVATIONS) in move-in conditions. Balcony overlooking the River / Park, & former Science Centre. Open kitchen layout with eat-in counter, S/S appliances, garburator & ceiling fan. Privacy in 2 bedrooms &ndash; as separated by the Living Room. In suite laundry & storage; and 1 heated underground parking stall. Ideal for those (semi-) retired, or working professionals enjoying downtown living with Gym & Function Room facilities; not to mention: Double-Up, or as investment property. Walking distance to C-Train; easy access to everywhere (e.g. Mountains), & close proximity to playground / school / transportation / shopping & all amenities. Tenant occupied &ndash; 24 hours&rsquo; Notice req&rsquo;d. Realtors: Please note Private Remarks & details in Listing Supplements.