

**407, 1121 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2255218**



**\$318,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal	<b>Condo Fee:</b>	\$ 789
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Curtains in both bedrooms

This bright and spacious 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and vibrant downtown living. Situated in the highly sought-after West End of Downtown, you'll love being just steps to the Bow River pathways, LRT, shops, and restaurants—all while enjoying the peace of a well-established concrete building. The open-concept floor plan features a generous living room with sliding doors that lead to a sunny southwest-facing balcony, complete with a BBQ gas line—ideal for summer evenings. The functional kitchen provides ample cabinetry, a breakfast bar, and all appliances included. A large primary suite offers a full 4-piece ensuite and spacious closet, while the second bedroom, 3-piece bath, and convenient in-suite laundry room complete the layout. This home also comes with a heated, titled underground parking stall for your comfort year-round. Residents enjoy access to fantastic building amenities, including a well-equipped fitness centre, party room, and recreation room, plus the convenience of a weekday concierge service. With its unbeatable location, amenities, and layout, this property is an excellent choice for downtown professionals, first-time buyers, or savvy investors looking for long-term value.