

780-380-6207  
meghan@meghanrobinson.net

908, 1121 6 Avenue SW  
Calgary, Alberta

MLS # A2162945



**\$569,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,211
<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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

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!