



DJ Golden
REAL ESTATE

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806, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2227627



\$289,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Kitchen Hood Fan. All existing Furniture

Welcome to the West End well managed secured concierge service building . This Unit boasts a bright and open floor plan concept. Well kept one good sized Bedroom plus Den./dining area. One titled heated underground Parking Stall. Gourmet Kitchen with maple cabinetry and functional counter space for entertainment. Vinyl Plank flooring, Laundry and Storage space in unit. Big Windows & a North facing Balcony with views of Bow River Valley and Prince Island Park. Professional pigeon net installation in the balcony . This building has Fitness Center and Bike storage room. Minutes walking to C-Train Station with free ride service to downtown core. This location is accessible to all amenities. 2025 Property Assessment value \$261,000 and titled underground parking \$37,000. Condo Fee payment includes ALL UTILITIES (Electricity, Heating, Water and Sewage). Asking price includes ALL FURNITURE in the unit. Excellent investment opportunity for home owners to live in or for rental purposes.. Unit is vacant for immediate possession. To see is to appreciate.