

# \$500,000 - 908, 1121 6 Avenue Sw, Calgary

MLS® #A2209499

## \$500,000

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® #         | A2209499          |
| Price          | \$500,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,385             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| 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), Fitness Center, Party Room, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground                                                                 |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Granite Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                  |
| Heating           | Natural Gas, Baseboard, Hot Water                                                                             |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| # of Stories      | 16                                                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Balcony |
| Construction      | Concrete, Stone       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 6th, 2025   |
| Days on Market | 88              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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