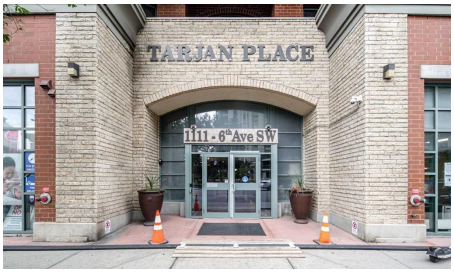
811 1111 6 Avenue SW

Calgary | Active | MLS® A2343119

$229,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**566 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this well-maintained 1-bedroom condo on the 8th floor in the heart of Downtown Calgary, offering 566 sq ft of functional and comfortable living space. A major advantage is that electricity, heat, and water are included, helping provide more predictable monthly living costs. Low monthly condo fee only $490.43/M. The versatile den provides additional space for a home office, study, or sleeping area. The open-concept living and kitchen area features a practical layout with ample counter space, while the private balcony offers a pleasant outdoor retreat. Enjoy the added value of approximately one-year-old flooring and a washer and dryer replaced about one year ago. Multiple large closets provide excellent storage, and underground parking, a fitness facility, and bike storage add everyday convenience. Ideally located close to restaurants, shopping, entertainment, and downtown amenities, this is a great opportunity for first-time buyers, professionals, couples, or investors looking for convenient downtown living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343119
Bedrooms	1
Bathrooms	1
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	566 sq. ft.
Main Level Finished Area:	566 sq. ft.
Condo Fee:	$490.43

Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	8
Stories Total:	20
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2005 (Age: 21)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0511941
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Covered, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Downtown West End
Amenities:	Fitness Center, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	na
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 10'10" × 5'7" ·
Main Floor	Bedroom - Primary · 13'10" × 9'11" ·
Main Floor	Dining Room · 6'8" × 6'4" ·
Main Floor	Living Room · 10'8" × 10'8" ·
Main Floor	Kitchen · 9'11" × 7' ·
Main Floor	Den · 9'2" × 8'5" ·
Main Floor	Laundry · 3'5" × 3'1" ·
Main Floor	Balcony · 9'1" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/811-1111-6-avenue-sw-calgary-a2343119/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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