

# \$345,000 - 1407, 1121 6 Avenue Sw, Calgary

MLS® #A2201359

**\$345,000**

2 Bedroom, 2.00 Bathroom, 795 sqft

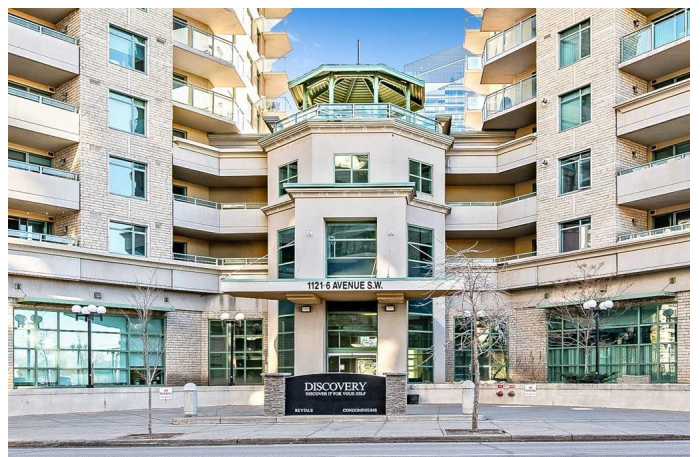
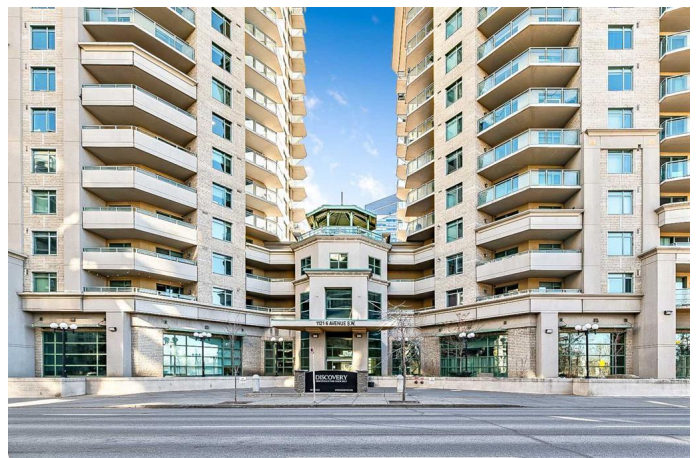
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 2-bathroom corner unit, located on the 14th floor of a sought-after building. With its bright, open-concept layout, this home offers a perfect blend of style, comfort, and convenience. Large windows flood the space with natural light, while the south-facing balcony provides a private outdoor retreat with breathtaking city views. Designed for modern living, the unit features high-end stainless steel appliances, quartz countertops, and elegant vinyl plank flooring throughout. The spacious primary bedroom boasts an ensuite bathroom, while the second bedroom is perfect for guests, a home office, or additional living space. In-suite laundry adds to the convenience of this thoughtfully designed home. Residents enjoy access to a fully equipped fitness center on the 3rd floor, a party room, and two games rooms with a pool table and ping pong table, all located on the main floor. The unit also includes one titled underground parking stall (P2), with ample visitor parking available. Located just steps from the LRT, this prime location ensures effortless commuting and easy access to shopping, dining, and entertainment. Don't miss this incredible opportunity to own a premium high-rise home with exceptional amenities. Book your private viewing today!

Built in 2003

## Essential Information



MLS® #	A2201359
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1407, 1121 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5J4

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Room
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

### **Exterior**

Exterior Features	Balcony
Roof	Metal
Construction	Concrete, Stone, Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 20th, 2025  
Days on Market                32  
Zoning                              DC

**Listing Details**

Listing Office                    RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.