

# \$415,000 - 315, 1108 6 Avenue Sw, Calgary

MLS® #A2213029

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Ideally located in Calgary's Downtown West End, this 2-bedroom, 2-bathroom condo offers a rare combination of walkable convenience, thoughtful design, and natural surroundings. Just steps from the Bow River pathways, the C-Train, and a short walk across the river to Kensington, the unit provides excellent access to both downtown amenities and one of the city's most desirable neighbourhoods. A valuable feature of this home is the TWO, TITLED, TANDEM PARKING STALLS, offering secure, flexible parking in a central location. Situated on the quiet side of the building, the primary bedroom enjoys an UNOBSTRUCTED RIVER VIEW, while the private balcony is surrounded by mature trees, creating a quiet, park-like setting with the natural sounds of birds and rustling leaves—a rare escape from the surrounding city. The efficient layout separates the bedrooms with the main living area, ideal for roommates, guests, or a home office. The primary suite includes two closets, an ensuite bath, blackout blinds, and balcony access. The open-concept living room features a full wall of windows, a corner gas fireplace, and newer wide plank laminate flooring throughout. The kitchen offers granite countertops, a raised bar, updated stainless steel appliances, under-cabinet lighting, and generous cabinet space. Additional highlights include in-suite laundry located in the large storage room, a separate assigned storage locker, and access to excellent building amenities, including



underground visitor parking, a fully equipped gym with modern equipment and yoga studio, and a private ownersâ€™ lounge perfect for larger gatherings.

Built in 2001

**Essential Information**

MLS® #	A2213029
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	315, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

**Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground, Tandem

**Interior**

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas, Radiant

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	8
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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