

# \$298,000 - 407, 1121 6 Avenue Sw, Calgary

MLS® #A2255218

**\$298,000**

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

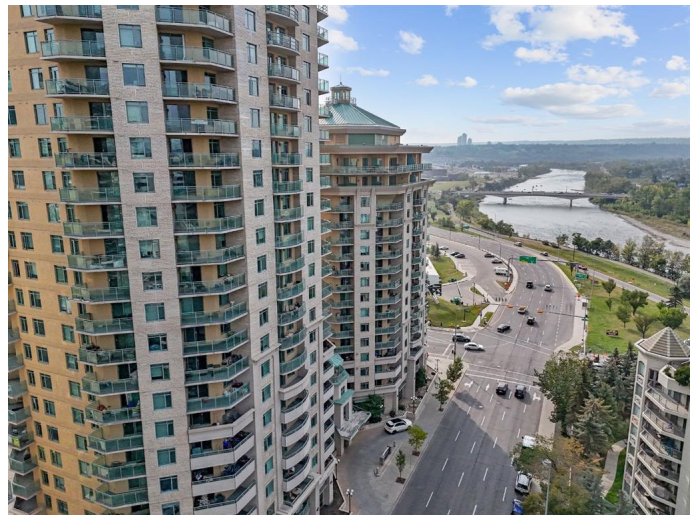
This bright and spacious 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and vibrant downtown living. Situated in the highly sought-after West End of Downtown, youâ€™ll love being just steps to the Bow River pathways, LRT, shops, and restaurantsâ€”all while enjoying the peace of a well-established concrete building. The open-concept floor plan features a generous living room with sliding doors that lead to a sunny southwest-facing balcony, complete with a BBQ gas lineâ€”ideal for summer evenings. The functional kitchen provides ample cabinetry, a breakfast bar, and all appliances included. A large primary suite offers a full 4-piece ensuite and spacious closet, while the second bedroom, 3-piece bath, and convenient in-suite laundry room complete the layout.

This home also comes with a heated, titled underground parking stall for your comfort year-round. Residents enjoy access to fantastic building amenities, including a well-equipped fitness centre, party room, and recreation room, plus the convenience of a weekday concierge service.

With its unbeatable location, amenities, and layout, this property is an excellent choice for downtown professionals, first-time buyers, or savvy investors looking for long-term value.

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2255218          |
| Price          | \$298,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 811               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407, 1121 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5J4               |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Party Room, Recreation Facilities, Secured Parking, Visitor Parking, Fitness Center, Recreation Room |
| Parking Spaces | 1                                                                                                                                           |
| Parking        | Enclosed, Heated Garage, Stall, Titled, Underground, Secured                                                                                |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Boiler, Natural Gas                                        |
| Cooling           | None                                                                  |
| # of Stories      | 16                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Metal, Membrane |
| Construction      | Concrete, Stone |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 56                  |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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