

# \$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

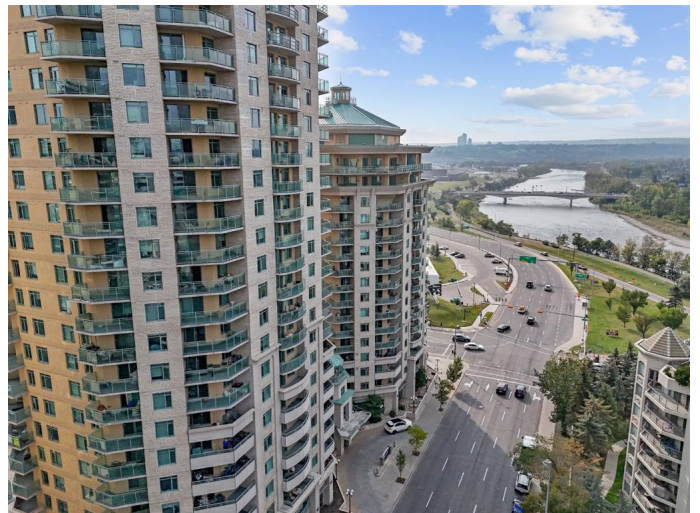
This bright and spacious 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and vibrant downtown living. Situated in the highly sought-after West End of Downtown, youâ€™ll love being just steps to the Bow River pathways, LRT, shops, and restaurantsâ€”all while enjoying the 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 | 46                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

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

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.