

# \$393,000 - 413, 1108 6 Avenue Sw, Calgary

MLS® #A2255919

**\$393,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this exceptional apartment, perfectly located and offering outstanding views. Upon entry, you'll be greeted by a beautifully designed kitchen featuring contemporary cabinetry and modern appliances. The spacious living room showcases a cozy fireplace and captivating vistas, with direct access to an inviting balcony—perfect for relaxing and enjoying the surrounding beauty. The private primary suite also enjoys balcony access and features abundant closet space with mirrored doors, along with a luxurious 4-piece ensuite complete with heated floors. The second bedroom comfortably fits a queen bed and also offers rare balcony access. From every window and balcony, you'll be treated to sweeping views of the Bow River and beyond. A full bathroom and a convenient laundry room add functionality for everyday living. For added peace of mind, this home includes one titled, secure underground parking space. Residents also enjoy access to premium amenities, including a fitness room, party room, bike storage, secure underground parking, and visitor parking. This unit boasts a prime location—just minutes from bike paths, shopping, restaurants, and the C-Train free zone. Don't miss the opportunity to call this remarkable apartment your new home. Book your private showing today!

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255919          |
| Price          | \$393,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,102             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 413, 1108 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5K1               |

## Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Party Room, Secured Parking, Storage, Visitor Parking, Fitness Center |
| Parking Spaces | 1                                                                                          |
| Parking        | Underground                                                                                |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Steam Room                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 17                                                                  |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 37                   |
| Zoning         | DC (pre 1P2007)      |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.