

# \$345,000 - 610, 1108 6 Avenue Sw, Calgary

MLS® #A2231148

**\$345,000**

2 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Ideally situated in Calgary's desirable Downtown West End, this spacious and thoughtfully designed 2-bedroom, 2-bathroom condo offers a rare combination of urban lifestyle, natural beauty, and modern upgrades. Just steps from the Bow River pathways, the C-Train, and a short stroll to Kensington, this location provides outstanding walkability to both downtown amenities and one of the city's most vibrant neighbourhoods.

Inside, the smart layout separates the two bedrooms with a bright, open-concept living area—ideal for privacy, roommates, guests, or a home office setup. The primary bedroom enjoys unobstructed DT views, a private ensuite bathroom.

The living room is filled with natural light, and features a cozy corner gas fireplace and newer laminate flooring (2023). The kitchen is equipped with granite countertops, appliances, under-cabinet lighting—plus recent updates including a dishwasher (2023), microwave, and garburator.

Additional features include in-suite laundry with a generous storage room, a separate assigned storage locker, and a titled parking stall—a valuable convenience in this central location. The well-maintained building also offers premium amenities, including a fully equipped gym, bike storage, a private



ownersâ€™ lounge, and underground visitor parking. Both the gym and lounge are conveniently located on the main floor.

Whether you're a professional, couple, investor, or someone looking for a refined retreat in the heart of the city, this home offers the perfect balance of style, space, location, and lifestyle.

Built in 2001

**Essential Information**

MLS® #	A2231148
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	610, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Fitness Center, Party Room
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

## Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	20
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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