

# \$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 | 3                |
| Zoning         | DC               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.