

# \$359,000 - 610, 1108 6 Avenue Sw, Calgary

MLS® #A2231148

**\$359,000**

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          | \$359,000         |
| 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), Fitness Center, Parking, Party Room, Snow Removal, Trash, Visitor Parking |
| 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 | 4               |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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