

# \$293,500 - 1309, 1121 6 Avenue Sw, Calgary

MLS® #A2251107

**\$293,500**

1 Bedroom, 1.00 Bathroom, 631 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this beautifully updated 1-bedroom, 1-bathroom condo offering 631 sq ft of well-designed living space and incredible west-facing views of the mountains and river valley – fully unobstructed and protected from future development.

Located on the 13th floor, this unit features a bright, open layout with a spacious bedroom and a convenient walk-through bathroom. Recent high-end upgrades include:

Quartz countertops in kitchen and bath

Luxury vinyl plank flooring throughout

Fresh paint

New fridge, dishwasher, washer & dryer

The large kitchen flows into a dedicated dining area, and the oversized balcony is perfect for relaxing and enjoying the view.

Additional features include:

Titled underground parking

In-suite laundry

Fitness centre

Party/rec room

Rooftop patio

Concierge service

All of this located just behind the LRT free fare zone, with easy access to river valley trails and



walking distance to Kensington's shops, dining, and nightlife.

Move-in ready, beautifully upgraded, and priced to sell – don't miss out!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251107          |
| Price          | \$293,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1309, 1121 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P5J4                 |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Secured Parking, Recreation Room |
| Parking Spaces | 1                                                            |
| Parking        | Underground                                                  |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard                                                           |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 17   |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 8                 |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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