

# \$309,900 - 1018, 1111 6 Avenue Sw, Calgary

MLS® #A2250824

**\$309,900**

2 Bedroom, 1.00 Bathroom, 693 sqft

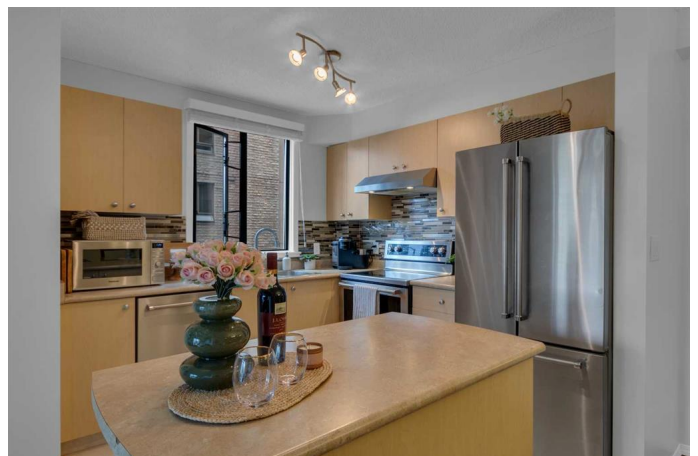
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to downtown living on the west end at TARJAN PLACE! This bright 2-bed, 1-bath END UNIT makes the most of its east & south exposure—morning coffee and sunny afternoons on your private balcony with BBQ gas hookup, yes please! Inside, you™ll love the easy-care vinyl plank flooring, cozy gas fireplace for winter nights, and a sleek kitchen with newer KITCHEN AID, STAINLESS STEEL appliances. Both bedrooms are well-sized, the 4-pc bath is tidy and functional, and there™s FULL SIZED, in-suite laundry for the win. The building itself adds to your comfort with the convenience of a concierge and the security of a heated underground parking stall just for you. You'll also love the secured package delivery room, bike storage and spacious fitness centre. Step outside and you™re only minutes from the C-Train, Bow River pathways, coffee shops, and all the energy of Calgary™s downtown core. Additional highlights include a freshly updated lobby, low condo fee with ALL UTILITIES included and hang on..... FRONT ROW SEATING on your own balcony for the Calgary Stampede Parade every July!

Whether you™re starting out, downsizing, or simply looking for a place with personality and warmth in a premier west-end location boasting quick access in/out of downtown, this fantastic condo is ready to welcome you home.

Don't miss the virtual tour under the film reel in the top left corner - call your favourite



Realtor and book your private viewing today!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250824          |
| Price          | \$309,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 693               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1018, 1111 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5M5                |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Bicycle Storage |
| Parking Spaces | 1                                                                      |
| Parking        | Heated Garage, Underground, Secured, Titled                            |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Hot Water                                     |
| Cooling           | Window Unit(s)                                                         |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas, Living Room, Mantle |
| # of Stories | 20                       |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Roof              | Tar/Gravel                              |
| Construction      | Brick, Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 33                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

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

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