

\$244,900 - 1006, 1111 6 Avenue Sw, Calgary

MLS® #A2084175

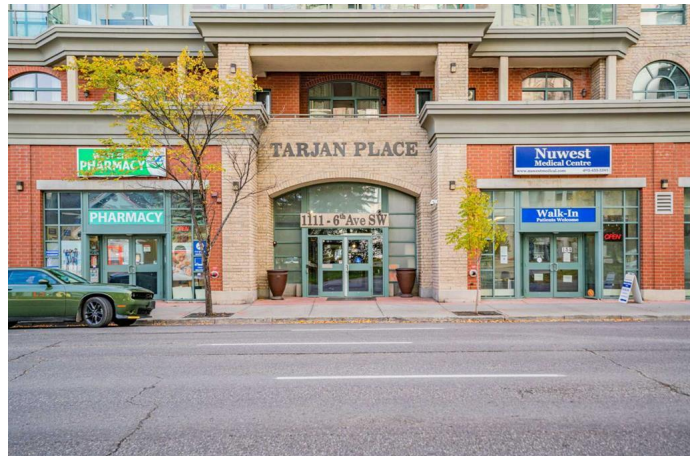
\$244,900

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this open-concept 10th floor condo at Tarjan Place in downtown Calgary's West End. This pristine 1 bed/1 bath/flex room unit has it all. The kitchen boasts plenty of cabinetry and counterspace and the living room and balcony (with gas outlet) have spectacular views north to the Bow River and the 10th St bridge. The bedroom has a large closet with the 4pc bath and in-suite laundry right next door. The flooring was updated in 2021 with new carpet and durable high end laminate wood flooring. Depending on your needs, the flex room could serve as a dining room or office, or perhaps a combination of both – it's a generous size! The building offers a large fully equipped fitness area, bike storage, daytime lobby concierge service Monday thru Saturday and evening security patrol 7 days/week. The main floor retail space has a variety of retail services. Condo fees include heat/gas/electricity, plus it's a pet-friendly building (dogs max 25lbs with board approval). The Bow River pathway is just a block away, an effortless walk or bike ride to Eau Claire Market, Prince's Island Park as well as the trendy East Village neighbourhood, or head across the 10th St bridge to Kensington. The Downtown/West Kerby LRT Station stop is right outside the back door of the building and is the first stop for the Calgary Transit Free Fare Zone to City Hall. Whether you are a first-time homebuyer or an investor, this is a terrific opportunity to live downtown. Quick



possession is possible, call your favourite REALTOR® today to view! Don't forget to check out the 3D virtual tour.

Built in 2005

Essential Information

MLS® #	A2084175
Price	\$244,900
Sold Price	\$251,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1006, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M5

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Guest, Parkade, Titled, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, Wood Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	21

Exterior

Exterior Features	None
Roof	Metal
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 19th, 2023
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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