

\$334,900 - 608, 1111 6 Avenue Sw, Calgary

MLS® #A2158871

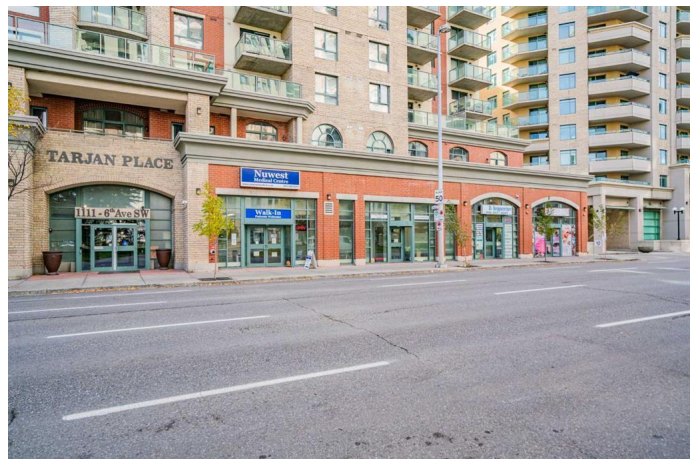
\$334,900

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this 811sf open-concept 6th floor/north facing condo in the well managed Tarjan Place in downtown Calgary's West End. This pristine 2 bed/2 bath unit has it all. The kitchen boasts plenty of cabinetry and counterspace and the living room and balcony (with gas outlet plus bird netting) have spectacular views north to the Bow River and the 10th St bridge. The primary bedroom has a good sized walk-thru closet and 4pc bath ensuite. Second bedroom/den/office is conveniently located on the opposite side of the living room with the main 4pc bath right next door, an ideal setup for roommates! New stove and microwave hood fan in 2019, vinyl plank in living/dining/bedrooms in 2020, ensuite countertop/flooring in 2021. The building offers a large fully equipped fitness area, secure bike storage, daytime lobby concierge service Monday thru Saturday and evening security 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 (2 pets max 25 lbs, need board approval). Short term rentals are NOT permitted. 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, Don't forget to check out the 3D tour.. Call your favourite REALTOR® today to view!

Built in 2005

Essential Information

MLS® #	A2158871
Price	\$334,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	608, 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	Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Wood Windows, Laminate Counters,
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	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garburator, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	20

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	November 26th, 2024
Days on Market	80
Zoning	DC Pre IP2007
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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