

# \$300,000 - 1018, 1111 6 Avenue Sw, Calgary

MLS® #A2250824

**\$300,000**

2 Bedroom, 1.00 Bathroom, 693 sqft

Single Family on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome home to the best priced, 2 bedroom condo in desirable TARJAN PLACE - ALL UTILITIES INCLUDED in your condo fee! This bright END UNIT enjoys north, east & south exposure—so you can enjoy sunrise morning coffee AND sunny afternoons on your balcony with BBQ gas hookup, yes please! Packed with upgrades you—™ll love the easy-care vinyl plank flooring, cozy gas fireplace and roomy kitchen with newer KITCHEN AID, STAINLESS STEEL appliances and convenient island for extra prep space. 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 full-time concierge and the security of a heated underground parking stall. You'll also love the secured package delivery room, bike storage and fitness centre. Step outside and you—™re just minutes from the C-Train, Bow River pathways, coffee shops/restaurants and all the energy of Calgary—™s downtown core. Additional highlights include a freshly renovated lobby, low condo fees and the cherry on top - 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! (id:6289)

Built in 2005

**Essential Information**

Listing #	A2250824
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Square Footage	693
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1018, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
Province	Alberta
Postal Code	T2P5M5

**Amenities**

Amenities	Park, Playground, Shopping, Exercise Centre
Features	Closet Organizers, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
Heating	Baseboard heaters, Other, Hot Water
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	20

**Exterior**

Exterior	Brick, Concrete
Construction	Poured concrete

## Listing Details

Listing Office      CIR Realty



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