

# \$259,900 - 209, 1111 6 Avenue Sw, Calgary

MLS® #A2256491

## \$259,900

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

### BRAND NEW VINYL PLANK FLOORING!!!

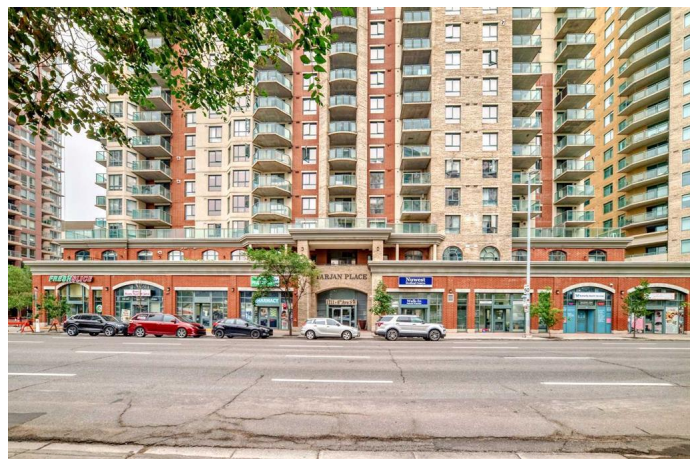
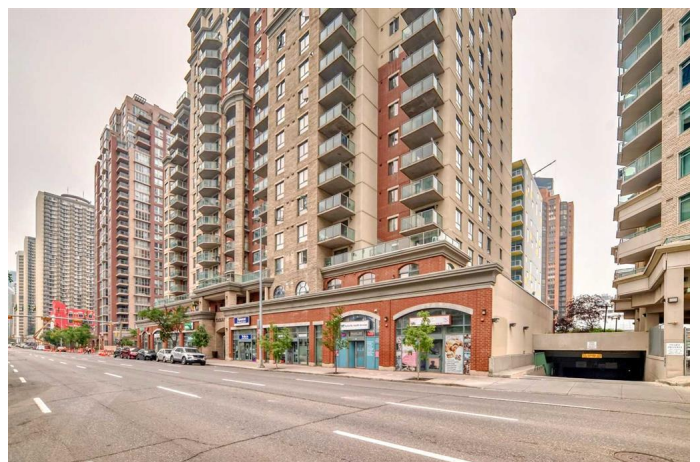
Great opportunity for the first time buyers or someone seeking an income property.

Secured underground heated and TITLED parking stall! Well-designed living space with 12ft high ceilings, which is open to large patio door that opens to your private balcony. The bedroom is complemented by a four-piece bathroom and in-suite laundry for added convenience. Residents of Tarjan Place enjoy access to a range of amenities including a fully equipped gym, bike storage, daytime concierge, and evening security. Just steps from the LRT, downtown, amenities, walking paths, and the river, offering the best of urban living. Additionally, Condo Fees include ELECTRICITY, HEAT, and WATER.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256491    |
| Price          | \$259,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 576         |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209, 1111 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5N5               |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking, Fitness Center |
| Parking Spaces | 1                                                                      |
| Parking        | Parkade, Underground                                                   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 20                                                                                    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | DC (pre 1P2007)      |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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