



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1111 6 Avenue #417, Calgary T2P5M5**

MLS® #: **A2126708**

Area: **Downtown West End**

Listing Date: **04/26/24**

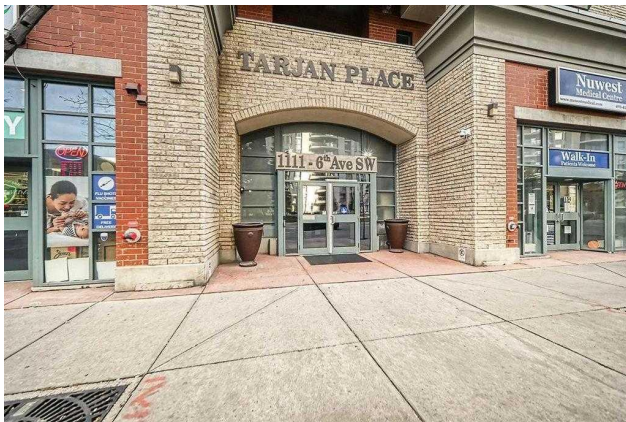
List Price: **\$259,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **531**  
Low Sqft:  
Ttl Sqft: **531**

DOM

**23**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings**  
Int Feat: **Elevator, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 7`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$405**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	0511941	Monthly	Remarks
Pub Rmks:	<b>Welcome to the End Unit 1 bedroom condo in Downtown West. Steps from the Bow River bike/walk path and the LRT station. Open concept with tons of light. Residents of Tarjan Place community enjoy a range of amenities, such as a fully-equipped fitness area, bike storage, daytime concierge service, and evening security patrol. The unit also includes in-suite laundry with a stackable washer and dryer for added convenience. Parking is provided with an underground titled parking stall # 148. Furthermore, the condo fees cover electricity, heat and water.</b>		
Inclusions:	<b>NONE</b>		
Property Listed By:	<b>Homecare Realty Ltd.</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

