



THE
A-TEAM

**RE/MAX
FIRST**

1111 6 Avenue #303, Calgary T2P 5M5

MLS®#: **A2151902** Area: **Downtown West End** Listing Date: **07/23/24** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Aug** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **627**
 Low Sqft:
 Ttl Sqft: **627**

DOM

55
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Concrete**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`2" x 15`8"	Dining Room	Main	7`0" x 11`6"
Kitchen	Main	9`11" x 8`4"	Bedroom - Primary	Main	11`2" x 11`0"
Laundry	Main	5`9" x 3`8"	4pc Bathroom	Main	4`11" x 7`8"
Balcony	Main	5`7" x 9`2"			

Legal/Tax/Financial

Condo Fee: **\$484** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0511941**

Remarks

Pub Rmks: **Price reduced!! Bright, sunny & updated one bedroom south facing unit at Tarjan Place in DT West end! Very functional floor plan with an open design from the entrance to a corner kitchen with maple cabinets, brand new stainless steel appliances, and an central island. Living room contains a large window and a patio door opens to the balcony. Good sized bedroom can easily fit king size bed. Some storage in the laundry room with stacked washer/dryer. 4pcs bathroom is across from bedroom for maximum convenience. Recent updates including newer laminate floor, brand new stove, fridge, dishwasher, and brand new pull up/pull down custom window blinds! This is a bigger one bedroom unit which is hard to come up for sale of this 03 unit. Tarjan Place is a well managed high-end concrete building with concierge, security person, exercise room, and walking distance to LRT, river path, lots of restaurants and other amenities around West End! Very reasonable condo fees including all utilities! Come and view this move-in ready condo and make it home!**

Inclusions: **NONE**
Property Listed By: **Top Producer Realty and Property Management**

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