



THE
A-TEAM

**RE/MAX
FIRST**

1111 6 Avenue #608, Calgary T2P 5M5

MLS®#: **A2158871** Area: **Downtown West End** Listing Date: **09/07/24** List Price: **\$369,900**
 Status: **Active** 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:

**Residential
Apartment
Calgary
2005**

Finished Floor Area
 Abv Sqft: **811**
 Low Sqft:
 Ttl Sqft: **811**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade,Secured,Titled,Underground**

Utilities and Features

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

Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Wood Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 8`7"	Dining Room	Main	11`10" x 15`6"
Living Room	Main	11`6" x 12`4"	4pc Bathroom	Main	4`11" x 7`10"
4pc Ensuite bath	Main	7`10" x 4`10"	Bedroom - Primary	Main	10`3" x 10`11"
Bedroom	Main	11`0" x 11`0"			

Legal/Tax/Financial

Condo Fee: **\$641** Title: **Fee Simple** Zoning: **DC Pre IP2007**

Fee Freq:
Monthly

Legal Desc: **0511941**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







