

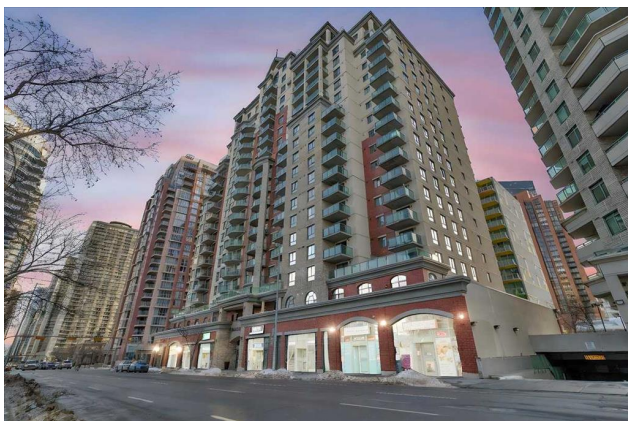


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1111 6 Avenue #211, Calgary T2P 5M5**

MLS®#: **A2183536**      Area: **Downtown West End**      Listing Date: **12/16/24**      List Price: **\$270,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **565**  
 Low Sqft:  
 Ttl Sqft: **565**

DOM

**5**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete,Stucco**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`8" x 7`6"	Laundry	Main	3`6" x 3`2"
Dining Room	Main	10`6" x 6`4"	Kitchen	Main	9`11" x 7`1"
Living Room	Main	10`11" x 13`5"	Bedroom	Main	10`3" x 12`7"
4pc Bathroom	Main	6`1" x 7`7"			

Legal/Tax/Financial

Condo Fee: **\$437**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0511941**

Remarks

Pub Rmks: **Welcome home! Step into a home that perfectly blends modern convenience with a cozy charm. Whether you're a first-time buyer, savvy investor, or simply seeking a stylish urban retreat, this property has everything you need to feel right at home. This charming property in Tarjan Place offers 565 square feet of thoughtfully designed living space, featuring a comfortable bedroom, a stylish bathroom, and a flexible den/office that can be your quiet retreat or creative workspace. The unit's soaring 11-foot ceilings enhance the sense of openness, while the east-facing wrap-around balcony provides a peaceful and private spot to enjoy your morning coffee or wind down in the evening. The kitchen has plenty of cabinet space and a central island, making meal prep a breeze. Convenience is a key highlight, with a titled underground parking stall ensuring you'll always have a secure spot for your vehicle. The building also offers concierge and security services, plus three elevators for quick and hassle-free access. Stay active without leaving home, thanks to the building's private gym—no more monthly membership fees! Low condo fees covering water, heat, sewer, and electricity add to the unbeatable value this property offers. Situated in a prime location, just a block from an LRT station, you'll appreciate the ease of commuting and proximity to urban amenities. Outdoor enthusiasts will love the close access to the Bow River pathways and Shaw Millennium Park, perfect for walking, biking, or simply enjoying the natural beauty of the area. This property delivers a fantastic combination of style, convenience, and affordability. Don't wait—book your private tour today and take the first step toward calling this place home!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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



