



GRASSROOTS
REALTY GROUP

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405, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2240619



\$249,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	637 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Vinyl

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco

Foundation: -

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 529

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to Unit 405 at Tarjan Place – a bright, sun-drenched one-bedroom plus den condo ideally situated in Calgary's vibrant West End. This beautifully maintained unit offers a seamless blend of comfort and urban convenience, making it a perfect choice for first-time buyers, professionals, or investors. The open-concept living space features brand-new carpeting and a functional layout that includes a spacious master bedroom, a versatile den ideal for a home office, and a modern kitchen equipped with maple cabinetry, a new fridge and stove, and a convenient breakfast bar. The kitchen flows effortlessly into the naturally lit living room, where sliding doors lead to a private south-facing balcony – a serene retreat for enjoying your morning coffee or evening unwind. The bathroom is tastefully appointed with modern fixtures, a full-sized tub with sleek tile surround, and a stylish vanity. Additional highlights include in-suite laundry and a titled underground parking stall for year-round convenience and security. Residents of Tarjan Place enjoy access to a range of amenities including a fully equipped gym, bike storage, daytime concierge, and evening security. The location is unbeatable – just steps to the C-Train station, Bow River pathways, Kensington, Eau Claire Market, restaurants, and shopping. Don't miss this exceptional opportunity to own a sophisticated and low-maintenance condo in one of Calgary's most desirable downtown communities.