



**GRASSROOTS**  
REALTY GROUP

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1018, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2250824



**\$300,000**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 547
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

**Inclusions:** TV mount above the fireplace, balcony furniture, rug and BBQ with gas hookup

Welcome home to the best priced, 2 bedroom condo in desirable TARJAN PLACE - ALL UTILITIES INCLUDED in your condo fee! This bright END UNIT enjoys north, east & south exposure—so you can enjoy sunrise morning coffee AND sunny afternoons on your balcony with BBQ gas hookup, yes please! Packed with upgrades you’ll love the easy-care vinyl plank flooring, cozy gas fireplace and roomy kitchen with newer KITCHEN AID, STAINLESS STEEL appliances and convenient island for extra prep space. Both bedrooms are well-sized, the 4-pc bath is tidy and functional, and there’s FULL SIZED, in-suite laundry for the win. The building itself adds to your comfort with the convenience of a full-time concierge and the security of a heated underground parking stall. You’ll also love the secured package delivery room, bike storage and fitness centre. Step outside and you’re just minutes from the C-Train, Bow River pathways, coffee shops/restaurants and all the energy of Calgary’s downtown core. Additional highlights include a freshly renovated lobby, low condo fees and the cherry on top - FRONT ROW SEATING on your own balcony for the Calgary Stampede Parade every July! Whether you’re starting out, downsizing, or simply looking for a place with personality and warmth in a premier west-end location boasting quick access in/out of downtown, this fantastic condo is ready to welcome you home. Don't miss the virtual tour under the film reel in the top left corner - call your favourite Realtor and book your private viewing today!