



GRASSROOTS
REALTY GROUP

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317, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2256482



\$249,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	522 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile, Linoleum, Vinyl Plank

Roof: -

Basement: None

Exterior: Brick, Stone, Stucco

Foundation: Poured Concrete

Features: Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: \$ 446

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome TARJAN PLACE & this terrific 1 bedroom condo in this popular concrete high-rise located in Downtown West End just steps to the Downtown West-Kerby LRT station, Cowboys Park & the Bow River pathway system. Available for quick possession, this 3rd floor end unit enjoys vinyl plank floors & open concept floorplan, 1 full bath, titled underground parking stall & residents amenities include fitness centre & onsite concierge. Maintenance-free living in this great-sized home, which features spacious kitchen with island & black appliances, large living room with big picture windows, covered balcony with gas BBQ line & ensuite laundry/storage room with space-saving GE washer/dryer. The bedroom is an excellent size & is has a big closet. The bathroom has tile floors & shower/tub combo. Monthly condo fees in this 20-storey tower include heat, water-sewer & electricity, plus this pet-friendly building (with board approval) also has a concierge, bike storage & gym. The perfect home for the first-time homeowner or an investment, in this top-notch location with all the conveniences of urban living at your doorstep…shopping & restaurants, Kensington, transit & downtown!