



1106, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2300335



\$249,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

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

Water: -

Sewer: -

Condo Fee: \$ 512

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to Tarjan Place in Calgary's downtown west end—an unbeatable location just steps from the Kerby C-Train station, river pathways, and the shops and restaurants of Kensington. This 11th-floor 1 bedroom + den unit offers a bright, open layout with newer laminate flooring and large windows that bring in plenty of natural light. The living room opens onto a covered balcony where you can take in city and mountain views—perfect for unwinding after a long day. The kitchen features a raised eating bar and flows comfortably into the dining and living areas, making the space feel both practical and inviting. The den adds flexibility for a home office or extra storage, while in-unit laundry adds everyday convenience. You'll also have a titled underground heated parking stall, plus access to building amenities including a fitness room, secure lobby with concierge, evening security, and bike storage. Condo fees include all utilities—heat, water, and electricity—making budgeting simple. Whether you're a first-time buyer, investor, or looking for a low-maintenance downtown lifestyle, this is a solid opportunity at an attractive price point.