



**1114, 1111 6 Avenue SW  
Calgary, Alberta**

**MLS # A2148719**



**\$348,800**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 547

**Basement:** None

**LLD:** -

**Exterior:** Brick, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage

**Inclusions:** None

Gorgeous river views from this updated 2 bedroom END unit! Ideally located in the amenity-rich Tarjan Place building in the heart of Downtown's vibrant west end. Outdoor enthusiasts will love that the Bow River is mere steps away plus the well-equipped fitness room keeps you active in any weather. Mere steps from the free-fare c-train zone, making getting around a breeze. The bright and open floor plan filters in natural light. All laminate and tile flooring throughout, no carpet! Combining beauty with function the kitchen features stainless steel appliances including a NEW Bosch dishwasher, NEW microwave hoodfan and a NEW slide-in range,, neutral colours and a centre island for extra storage and additional prep space. NEW lighting package includes Designer lighting in the dining room, creating a casually elegant gathering space. Reap the benefits of this corner unit in the inviting living room with extra windows that stream in light and provide a sunshine filled space for unwinding and entertaining alike. A glass railing ensures unobstructed views from the expansive, covered balcony. Enjoy summer barbeques and lazy weekends with the river and city as the breathtaking backdrop. Both bedrooms are spacious with easy access to the 4-piece bathroom. Adding to your comfort and convenience are in-suite laundry, titled underground parking, bike storage and on-site security (no more lost packages!). The low CONDO FEES EVEN INCLUDED HEAT, WATER AND ELECTRICITY! This unsurpassable location offers easy access to transit, extensive river walking/biking paths, a huge variety of restaurants, boutique shopping, Prince's Island Park, Cowboys Park (formerly Shaw Millennium Park), cultural hotspots and so much more! Your maintenance-free inner-city lifestyle awaits!