



303, 1111 6 Avenue SW  
Calgary, Alberta

MLS # A2151902



**\$299,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 484

**Basement:** -

**LLD:** -

**Exterior:** Concrete

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

**Foundation:** -

**Utilities:** -

**Features:** Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** NONE

Bright, sunny & updated one bedroom south facing unit at Tarjan Place in DT West end! Very functional floor plan with an open design from the entrance to a corner kitchen with maple cabinets, brand new stainless steel appliances, and an central island. Living room contains a large window and a patio door opens to the balcony. Good sized bedroom can easily fit king size bed. Some storage in the laundry room with stacked washer/dryer. 4pcs bathroom is across from bedroom for maximum convenience. Recent updates including newer laminate floor, brand new stove, fridge, dishwasher, and brand new pull up/pull down custom window blinds! This is a bigger one bedroom unit which is hard to come up for sale of this 03 unit. Tarjan Place is a well managed high-end concrete building with concierge, security person, exercise room, and walking distance to LRT, river path, lots of restaurants and other amenities around West End! Very reasonable condo fees including all utilities! Come and view this move-in ready condo and make it home!