

**1201, 1111 6 Avenue SW**  
**Calgary, Alberta**
**MLS # A2219458**

**\$319,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	676 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover the epitome of convenient downtown living at Tarjan Place, a well-managed concrete building ideally situated in Calgary's sought-after West End. Residents benefit from premium amenities including a full-time concierge service for package acceptance, a well-equipped fitness facility, and heated underground parking. This particular, 12th floor two-bedroom unit boasts a bright and open floor plan, flooded with natural light from its desirable East, South, and West-facing windows. The thoughtfully designed kitchen is a chef's delight, offering generous counter space, a window above the sink for added light, and a functional island complete with a breakfast bar and extra storage. Enjoy the simplicity of bundled living, as all utilities are included, with the exception of internet. Step outside and find yourself mere moments from the extensive Bow River pathway system, perfect for leisurely strolls or invigorating bike rides. The natural beauty and vibrant atmosphere of Prince's Island Park, a renowned urban oasis and host to various events and festivals, are also within easy reach. Tarjan Place, located at 1111 6th Avenue SW, offers seamless access to C-Train stations and the broader downtown core, placing the best of Calgary right at your doorstep. Grab your favorite Realtor and view this exceptional condo today!