

**209, 1111 6 Avenue SW
Calgary, Alberta**

MLS # A2256491



\$259,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NONE

BRAND NEW VINYL PLANK FLOORING!!! Great opportunity for the first time buyers or someone seeking an income property. Secured underground heated and TITLED parking stall! Well-designed living space with 12ft high ceilings, which is open to large patio door that opens to your private balcony. The bedroom is complemented by a four-piece bathroom and in-suite laundry for added convenience. Residents of Tarjan Place enjoy access to a range of amenities including a fully equipped gym, bike storage, daytime concierge, and evening security. Just steps from the LRT, downtown, amenities, walking paths, and the river, offering the best of urban living. Additionally, Condo Fees include ELECTRICITY, HEAT, and WATER.