



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1018, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2250824



\$300,000

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home		
Inclusions:	TV mount above the fireplace, balcony furniture, rug and BBQ with gas hookup		

Welcome home to the best priced, 2 bedroom condo in desirable TARJAN PLACE - ALL UTILITIES INCLUDED in your condo fee! This bright END UNIT enjoys north, east & south exposure—so you can enjoy sunrise morning coffee AND sunny afternoons on your balcony with BBQ gas hookup, yes please! Packed with upgrades you’ll love the easy-care vinyl plank flooring, cozy gas fireplace and roomy kitchen with newer KITCHEN AID, STAINLESS STEEL appliances and convenient island for extra prep space. Both bedrooms are well-sized, the 4-pc bath is tidy and functional, and there’s FULL SIZED, in-suite laundry for the win. The building itself adds to your comfort with the convenience of a full-time concierge and the security of a heated underground parking stall. You'll also love the secured package delivery room, bike storage and fitness centre. Step outside and you’re just minutes from the C-Train, Bow River pathways, coffee shops/restaurants and all the energy of Calgary’s downtown core. Additional highlights include a freshly renovated lobby, low condo fees and the cherry on top - FRONT ROW SEATING on your own balcony for the Calgary Stampede Parade every July! Whether you’re starting out, downsizing, or simply looking for a place with personality and warmth in a premier west-end location boasting quick access in/out of downtown, this fantastic condo is ready to welcome you home. Don't miss the virtual tour under the film reel in the top left corner - call your favourite Realtor and book your private viewing today!