



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

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317, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2256482



\$249,900

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 446
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		
Inclusions:	N/A		

Welcome TARJAN PLACE & this terrific 1 bedroom condo in this popular concrete high-rise located in Downtown West End just steps to the Downtown West-Kerby LRT station, Cowboys Park & the Bow River pathway system. Available for quick possession, this 3rd floor end unit enjoys vinyl plank floors & open concept floorplan, 1 full bath, titled underground parking stall & residents amenities include fitness centre & onsite concierge. Maintenance-free living in this great-sized home, which features spacious kitchen with island & black appliances, large living room with big picture windows, covered balcony with gas BBQ line & insuite laundry/storage room with space-saving GE washer/dryer. The bedroom is an excellent size & is has a big closet. The bathroom has tile floors & shower/tub combo. Monthly condo fees in this 20-storey tower include heat, water-sewer & electricity, plus this pet-friendly building (with board approval) also has a concierge, bike storage & gym. The perfect home for the first-time homeowner or an investment, in this top-notch location with all the conveniences of urban living at your doorstep…shopping & restaurants, Kensington, transit & downtown!