

# \$268,000 - 1205, 1111 6 Avenue Sw, Calgary

MLS® #A2241245

**\$268,000**

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

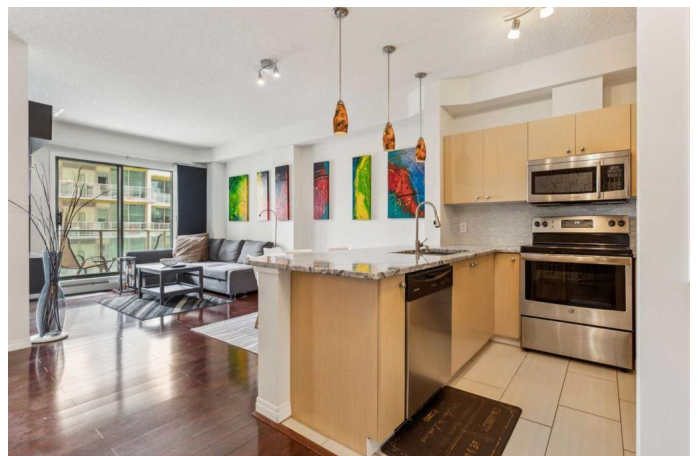
Welcome to urban living at its finest in Tarjan Place – a well-managed concrete building ideally located in Calgary's sought-after West End. This bright and airy one-bedroom + den unit features nine-foot ceilings, engineered hardwood flooring, and tile throughout, creating a stylish, open-concept space that feels both modern and comfortable.

The kitchen boasts granite countertops, a functional breakfast bar, and ample cabinetry, perfect for everyday cooking or entertaining friends. The den offers ideal flexibility, whether you're working from home or need extra storage space. The spacious bedroom features large windows and generous closet space.

Enjoy the convenience of in-suite laundry, titled underground parking, and building amenities that include a full-time concierge, a fully equipped fitness centre, and secure bike storage. Condo fees include all utilities (except internet), adding simplicity to your lifestyle.

Step outside and you're just moments from the Bow River pathways, Prince's Island Park, and Calgary's downtown core. Plus, you'll love the seamless access to the C-Train station, restaurants, shops, and everything this vibrant neighbourhood has to offer.

Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this is



downtown living made easy.

Built in 2005

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241245          |
| Price          | \$268,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 640               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1205, 1111 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5M5                |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Fitness Center  |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |
| # of Garages   | 1                            |

**Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings                                                                               |
| Heating           | Baseboard, Natural Gas                                                                                                                                       |

|              |       |
|--------------|-------|
| Cooling      | Other |
| # of Stories | 20    |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 33              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.