

# \$349,900 - 310, 1111 6 Avenue Sw, Calgary

MLS® #A2219111

**\$349,900**

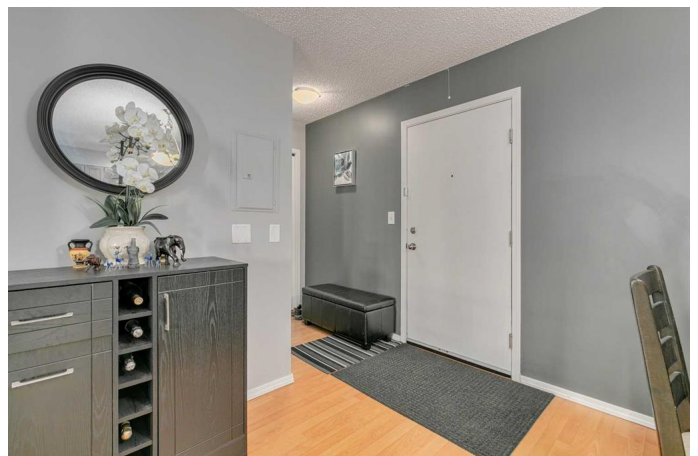
2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Located in the sought-after Tarjan Pointe, this 2-bedroom, 2-bathroom unit offers exceptional value! Enjoy a range of convenient amenities including a spacious fully-equipped fitness centre, secure bike storage, a daytime concierge (Monday to Saturday), and evening security seven days a week. The affordable condo fee includes all utilities, even electricity, and you'll appreciate the oversized titled underground parking stall (#204). Inside, the open-concept layout is both practical and welcoming. The kitchen features updated stainless steel appliances and connects seamlessly to a dining area and a generous living room with access to a large 7'6" x 17' balcony—perfect for outdoor furniture and equipped with a BBQ gas line. The two bedrooms are positioned on opposite sides of the unit for added privacy, each with access to a full bathroom. The primary bedroom includes a walk-through closet and ensuite bathroom. Additional features include in-suite laundry with a new washing machine and pet-friendly bylaws (up to 2 pets, 25 lbs max, with board approval). The location is unbeatable—just one block from the Bow River and pathway system, within walking or biking distance to Prince's Island Park and Kensington. The Downtown/West Kerby LRT Station is steps from your door and within Calgary Transit's Free Fare Zone. Contact your favorite Realtor to arrange a showing today!

Built in 2005



## Essential Information

MLS® #	A2219111
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	310, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	20

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	6
Zoning	DC

## **Listing Details**

Listing Office	The Home Hunters Real Estate Group Ltd.
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