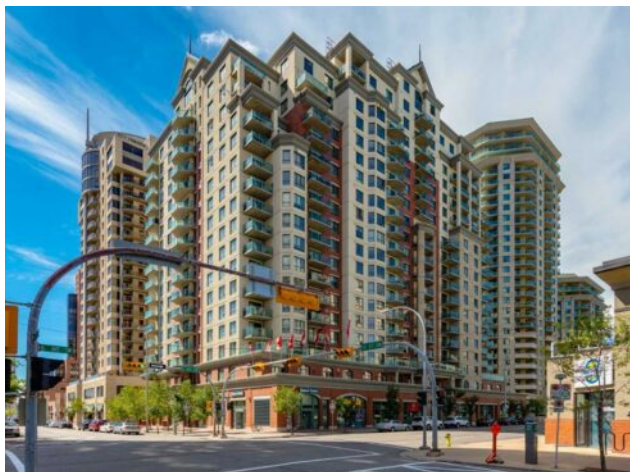


716, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2241573



\$309,950

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	712 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Laminate, Vinyl

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 594

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None known

Welcome to this bright and stylish 7th-floor condo in Tarjan Pointe, a well-maintained concrete high-rise in Calgary's sought-after Downtown West End. This prime location offers unbeatable walkability—just steps to the CTrain, Bow River Pathway, Prince's Island Park, and all the shopping, dining, and nightlife the downtown core has to offer. Inside, the 2-bedroom layout is thoughtfully designed with a central living room that separates the bedrooms, ideal for privacy or shared living. The kitchen features warm maple cabinetry and a raised eating bar, perfect for casual meals or entertaining guests. Enjoy a view of the river from your patio. Convenient in-suite laundry, a titled underground heated parking stall, and professional concierge service at the front desk. The building also offers a well-equipped fitness centre on the main floor, making it easy to maintain your lifestyle without leaving home. Whether you're an urban professional, investor, or first-time buyer, this is downtown living at its finest.