

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

MLS® #A2219111

**\$349,900**

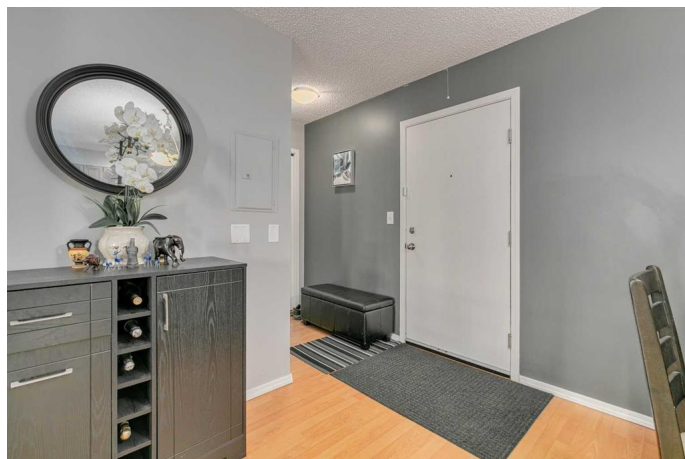
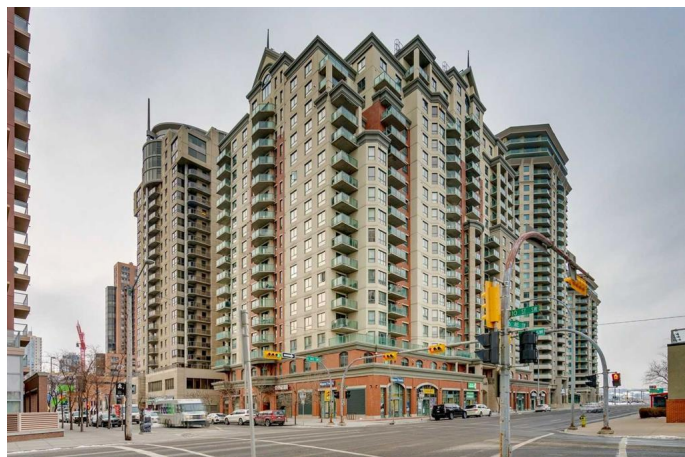
2 Bedroom, 2.00 Bathroom, 838 sqft

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 | 2              |
| Zoning         | DC             |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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