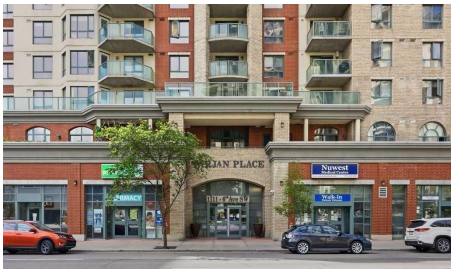
1008 1111 6 Avenue SW

Calgary | Active | MLS® A2324272

$309,988









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**812 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Enjoy a maintenance-free lifestyle in the heart of Downtown's vibrant West End where river views, outstanding amenities and everyday convenience perfectly come together. Filled with natural light, this well-designed 2 bedroom, 2 bathroom condo showcases an open floor plan and a timeless neutral colour palette that easily complements any décor. Gather with family and friends in the spacious living room where patio doors extend your living space onto a wonderful curved, covered balcony overlooking the Bow River and city skyline, creating an exceptional backdrop for barbeques, morning coffee or evenings spent unwinding. Conversation flows effortlessly through the thoughtfully designed kitchen where clear sightlines keep everyone connected while preparing meals and the adjacent dining area makes entertaining simple. Peaceful river views continue into the primary bedroom where a walk-through closet leads to a private 4-piece ensuite. Flexibility awaits in the second bedroom, ideal for guests, a roommate or a comfortable home office. An updated 4-piece main bathroom comfortably serves the second bedroom and visiting guests while in-suite laundry simplifies daily routines. Returning home feels special thanks to the beautifully renovated lobby with concierge service, ensuring packages are received securely and guests are warmly welcomed. Stay active in the well-equipped fitness room, store your bike with ease and appreciate the comfort of titled heated underground parking. MONTHLY CONDO FEES INCLUDE HEAT, GAS AND ELECTRICITY, adding exceptional value and predictable monthly costs. Pets are welcome with board approval, making this an appealing choice for animal lovers. Just outside your door, the Bow River pathway system invites walking, running and cycling while Downtown West-Kerby Station in Calgary's free-fare CTrain zone keeps commuting simple. Prince's Island Park, Cowboys Park, boutique shopping, excellent restaurants, cafés and countless entertainment options are all within easy reach, placing the very best of inner-city Calgary at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324272
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	812 sq. ft.
Main Level Finished Area:	812 sq. ft.
Condo Fee:	$718.13
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	10
Stories Total:	20
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0511941
Heating:	Baseboard
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Metal
Ensuite:	Yes
Flooring:	Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Tarjan Place
Community:	Downtown West End
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'8" × 11'10" ·
Main Floor	Dining Room · 16'10" × 12'6" ·

Main Floor	Kitchen · 9'6" × 8'8" ·
Main Floor	Laundry · 6'3" × 3'7" ·
Main Floor	Bedroom - Primary · 11'3" × 10'4" ·
Main Floor	Walk-In Closet · 7'5" × 4'6" ·
Main Floor	Bedroom · 11'5" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage
Exterior Features:	Lighting
Patio And Porch Features:	Balcony(s)
Lot Features:	Views
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1008-1111-6-avenue-sw-calgary-a2324272/

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