610 1111 6 Avenue SW

Calgary | Active | MLS® A2351658

$345,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**844.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Downtown living at its best with the tranquility of nature at your doorstep. This bright and spacious 2-bedroom, 2-bathroom condo combines urban convenience with peaceful riverside living, just steps from the Bow River pathways, Prince’s Island Park, and Eau Claire Market.
The thoughtfully designed open-concept layout features bedrooms on opposite sides for added privacy. The primary suite offers a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests, a home office, or family living. A well-appointed kitchen with ample cabinetry and counter space flows into the dining and living areas, extending to a private balcony with tranquil river views-perfect for your morning coffee or evening relaxation.

Additional highlights include titled underground parking, in-suite laundry, a Gym, and a pet-friendly building. Condo fees include ALL utilities, adding value and convenience to everyday living.

Located within easy reach of the LRT, downtown offices, shopping, and popular restaurants, this home offers an appealing lifestyle for professionals, first-time buyers, small families, and investors alike.
Make it yours today: a wonderful home where downtown convenience meets riverside serenity.

Hightlights: Riverside living in the downtown West End - an appealing lifestyle advantage;

All utilities included in the condo fees - a practical benefit for buyers evaluating monthly costs.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351658
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:	844.9 sq. ft.
Main Level Finished Area:	844.9 sq. ft.
Condo Fee:	$693.40
Condo Fee Includes:	Amenities of HOA/Condo, Electricity, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	6
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, Natural Gas
Basement:	None
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	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, Recreation Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Washer
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 16'3" × 11'8" ·
Main Floor	Kitchen · 9'3" × 9'3" ·
Main Floor	Bedroom - Primary · 11'3" × 10'3" ·
Main Floor	Bedroom · 11'4" × 11'1" ·

Main Floor	Balcony · 12'7" × 6'1" ·
Main Floor	Walk-In Closet · 7'7" × 4'2" ·
Main Floor	Dining Room · 12'4" × 9'11" ·
Main Floor	Laundry · 3'11" × 2'10" ·
Main Floor	Entrance · 8'4" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters
Exterior Features:	Private Entrance
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/610-1111-6-avenue-sw-calgary-a2351658/

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