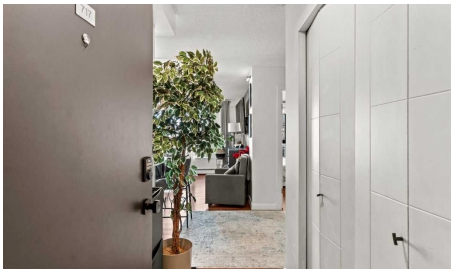
717 1111 6 Avenue SW

Calgary | Active | MLS® A2341436

$249,995









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**524 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

If you've been waiting for a downtown condo that feels truly special, this one deserves a look. Located in Calgary's sought after West End, this beautifully transformed 1 bedroom, 1 bathroom corner unit combines an exceptional location with a comprehensive renovation and impressive finishings throughout.

Every aspect of the interior has been thoughtfully updated. The renovation includes a completely refreshed kitchen and bathroom, updated plumbing and electrical, new lighting, flooring, and carefully selected high end finishes. Italian tile adds a beautiful touch of European elegance, while the overall design creates a clean, contemporary feel that is both sophisticated and inviting. This is a home where the major work has already been done, simply move in and enjoy.

Positioned on the 7th floor, the corner location provides an abundance of natural light, with the west exposure bringing sunshine into the home throughout the day. The spacious open layout offers a comfortable living and dining area, while the kitchen provides excellent storage with plenty of cabinetry. The bedroom is generously sized, complemented by a 4 piece bathroom, in-suite laundry, and two large closets for exceptional storage.

One of the standout features is the oversized extended balcony, offering plenty of room to create your own outdoor retreat while enjoying the expansive views. Being situated away from the elevator also adds a welcome layer of privacy and quiet.

The value continues beyond the unit itself. Your condo fees cover heat, water, sewer, and electricity, while the building provides a fully equipped fitness facility, bike storage, daytime concierge, evening security patrol, and convenient retail services on the first floor, including dining, spa, and medical options. A heated, secured underground titled parking stall and visitor parking are also included.

Then there's the location. With the CTrain station just behind the building, getting around Calgary couldn't be easier. Restaurants, grocery stores, the Bow River and pathways are all close by, while Eau Claire, Prince's Island Park, downtown amenities, and Kensington are easily accessible on foot.

Beautifully renovated, flooded with natural light, loaded with thoughtful upgrades, and surrounded by everything you need. This is an outstanding opportunity to enjoy a turnkey downtown lifestyle without compromise.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341436
Bedrooms	1
Bathrooms	1

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:	524 sq. ft.
Condo Fee:	$472.92
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	7
Stories Total:	21
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2005 (Age: 21)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0

Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0511941
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, 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
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 10'10" × 9'11" ·

Main Floor	Kitchen · 10'1" × 9'2" ·
Main Floor	Living Room · 14' × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/717-1111-6-avenue-sw-calgary-a2341436/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.