

# \$300,000 - 1018, 1111 6 Avenue Sw, Calgary

MLS® #A2250824

**\$300,000**

2 Bedroom, 1.00 Bathroom, 693 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome home to the best priced, 2 bedroom condo in desirable TARJAN PLACE - ALL UTILITIES INCLUDED in your condo fee! This bright END UNIT enjoys north, east & south exposure—so you can enjoy sunrise morning coffee AND sunny afternoons on your balcony with BBQ gas hookup, yes please! Packed with upgrades you—™ll love the easy-care vinyl plank flooring, cozy gas fireplace and roomy kitchen with newer KITCHEN AID, STAINLESS STEEL appliances and convenient island for extra prep space. Both bedrooms are well-sized, the 4-pc bath is tidy and functional, and there—™s FULL SIZED, in-suite laundry for the win. The building itself adds to your comfort with the convenience of a full-time concierge and the security of a heated underground parking stall. You'll also love the secured package delivery room, bike storage and fitness centre. Step outside and you—™re just minutes from the C-Train, Bow River pathways, coffee shops/restaurants and all the energy of Calgary—™s downtown core. Additional highlights include a freshly renovated lobby, low condo fees and the cherry on top - FRONT ROW SEATING on your own balcony for the Calgary Stampede Parade every July!

Whether you—™re starting out, downsizing, or simply looking for a place with personality and warmth in a premier west-end location boasting quick access in/out of downtown, this fantastic condo is ready to welcome you home.



Don't miss the virtual tour under the film reel  
in the top left corner - call your favourite  
Realtor and book your private viewing today!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250824          |
| Price          | \$300,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 693               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1018, 1111 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5M5                |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Bicycle Storage, Parking |
| Parking Spaces | 1                                                                      |
| Parking        | Titled, Underground, Heated Garage, Secured                            |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Hot Water                                     |
| Cooling           | Window Unit(s)                                                         |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| # of Stories    | 20                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Roof              | Tar/Gravel                              |
| Construction      | Brick, Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 47                |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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