

# \$249,000 - 405, 1111 6 Avenue Sw, Calgary

MLS® #A2240619

## \$249,000

1 Bedroom, 1.00 Bathroom, 637 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to Unit 405 at Tarjan Place â€” a bright, sun-drenched one-bedroom plus den condo ideally situated in Calgaryâ€™s vibrant West End. This beautifully maintained unit offers a seamless blend of comfort and urban convenience, making it a perfect choice for first-time buyers, professionals, or investors.

The open-concept living space features brand-new carpeting and a functional layout that includes a spacious master bedroom, a versatile den ideal for a home office, and a modern kitchen equipped with maple cabinetry, a new fridge and stove, and a convenient breakfast bar. The kitchen flows effortlessly into the naturally lit living room, where sliding doors lead to a private south-facing balcony â€” a serene retreat for enjoying your morning coffee or evening unwind.

The bathroom is tastefully appointed with modern fixtures, a full-sized tub with sleek tile surround, and a stylish vanity. Additional highlights include in-suite laundry and a titled underground parking stall for year-round convenience and security.

Residents of Tarjan Place enjoy access to a range of amenities including a fully equipped gym, bike storage, daytime concierge, and evening security. The location is unbeatable â€” just steps to the C-Train station, Bow River pathways, Kensington, Eau Claire Market,



restaurants, and shopping.

Don't miss this exceptional opportunity to own a sophisticated and low-maintenance condo in one of Calgary's most desirable downtown communities.

Built in 2005

**Essential Information**

MLS® #	A2240619
Price	\$249,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	637
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	405, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1J8

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

**Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	20

## Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Stucco

## Additional Information

Date Listed	July 16th, 2025
Days on Market	5
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	MaxWell Canyon Creek
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