



FULLY FURNISHED DOWNTOWN CONDO | AVAILABLE NOW

## 2206 – 311 6th Avenue North

Hallmark Place · Saskatoon, SK S7K 7A9

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**2 BEDROOMS | 1 BATHROOM | 978 SQ. FT. | \$2,700 / MONTH**

A move-in-ready, fully furnished home for resident physicians and medical trainees — minutes from Royal University Hospital, Jim Pattison Children's Hospital and the University of Saskatchewan.

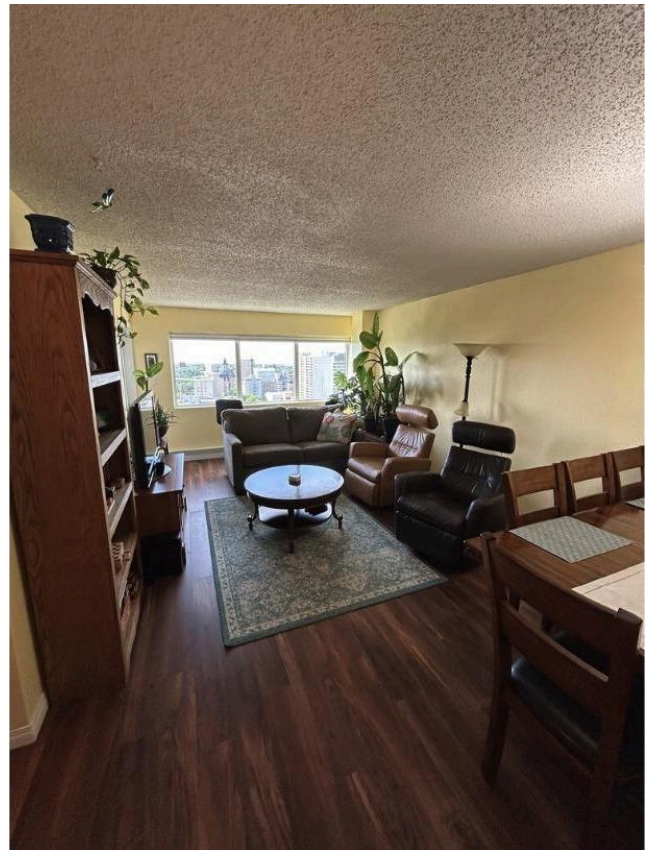
## THE HOME

# Furnished, move-in ready, 22 floors up

Set on the 22nd floor of Hallmark Place, this 978 sq. ft. condo arrives fully furnished and completely move-in ready. Large windows run the length of the living space, framing the South Saskatchewan River and the downtown skyline. Internet is included in the rent, and a secure underground parking stall with its own storage unit comes with the suite.



*Living room — furnished and ready to use*



*Open living and dining, floor-to-ceiling light*

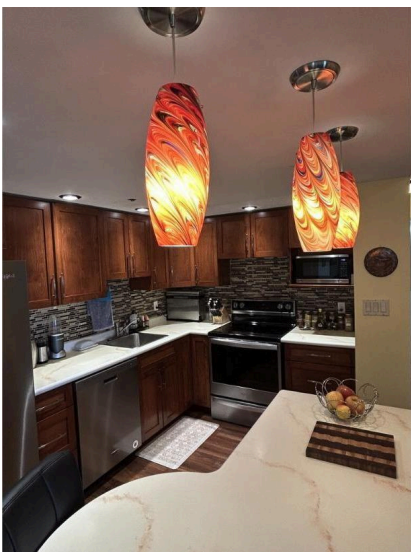


KITCHEN, DINING & DAY-TO-DAY

Everything is already in place



Dining, open to the kitchen



Full kitchen, fully equipped



In-suite washer & dryer

AT A GLANCE

|               |                             |           |                                        |
|---------------|-----------------------------|-----------|----------------------------------------|
| RENT          | \$2,700 per month           | PARKING   | 1 underground stall + storage          |
| DEPOSIT & NRF | \$2,700                     | LAUNDRY   | In-suite washer & dryer                |
| SIZE          | Approx. 978 sq. ft.         | UTILITIES | Internet included; resident pays power |
| BEDROOMS      | 2 (one set up as an office) | PETS      | No pets                                |
| BATHROOM      | 1 full                      | FLOOR     | 22nd, with private balcony             |
| FURNISHED     | Yes — fully furnished       | AVAILABLE | Immediately                            |

SLEEP & STUDY

## Two bedrooms — the second already set up as a home office



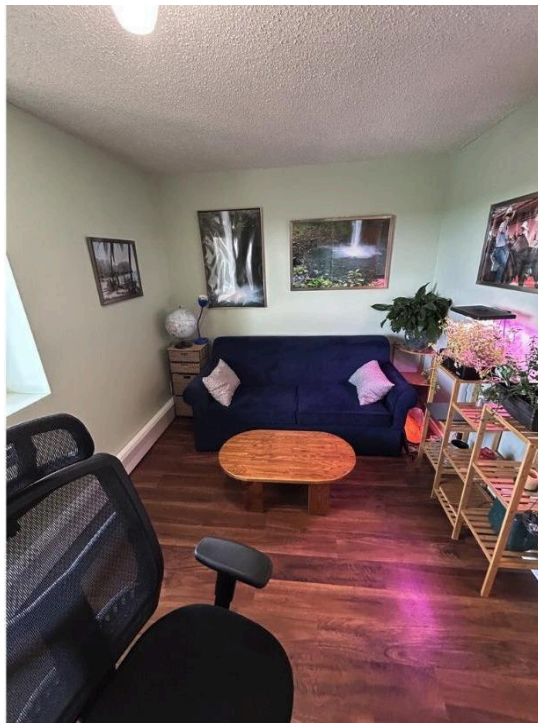
*Primary bedroom, furnished*



*Large window and city outlook*



*Second bedroom set up as a home office*



*Seating and pull-out couch bed*



## THE VIEW

# 22 floors up, with the river at the window

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*River valley from the private balcony*



*Looking across to the University Bridge*

## BUILDING AMENITIES

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Fitness centre · Squash court · Sauna · Hair salon · Convenience store · Secure underground parking with storage



*On-site fitness centre*



*Squash court*

FOR RESIDENTS, FELLOWS & VISITING PHYSICIANS

## Close to the hospitals, steps from the river

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Hallmark Place sits on the northern edge of downtown Saskatoon, directly above the South Saskatchewan River valley trails and a short trip across the University Bridge from the University of Saskatchewan campus. For someone working long or irregular hours, the commute is short and the suite is ready to live in from day one.

### GETTING TO WORK

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- Royal University Hospital and Jim Pattison Children's Hospital — across the University Bridge on the U of S campus
- Saskatoon City Hospital — a short walk northwest through downtown
- St. Paul's Hospital — a quick drive
- University of Saskatchewan — direct transit routes from the front door
- Kinsmen Park, the Meewasin river trails, groceries, cafés and restaurants — all within walking distance

### HOW TO VIEW OR APPLY

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Viewings are arranged directly through Envision Real Estate Services.

**Call 306.244.7276   Email [hello@envisionyx.com](mailto:hello@envisionyx.com)**

Apply online at [envisionyx.com/rentals](https://envisionyx.com/rentals)

*Envision Real Estate Services — full-service residential property management in Saskatoon. Details accurate as of July 2026 and subject to change without notice.*