

# **\$429,900 - 904, 1078 6 Avenue Sw, Calgary**

MLS® #A2229447

## **\$429,900**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

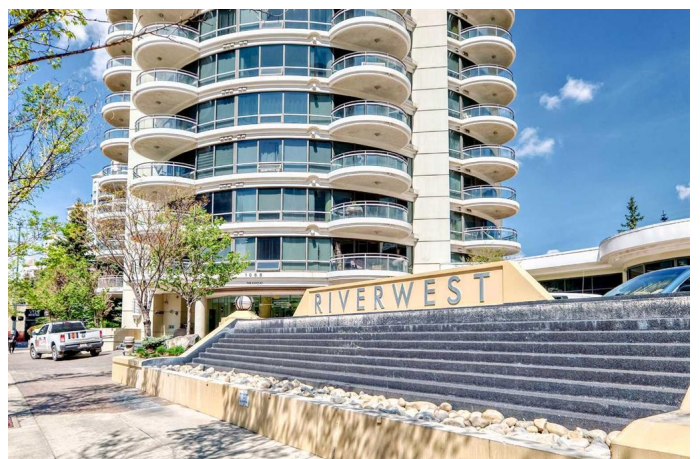
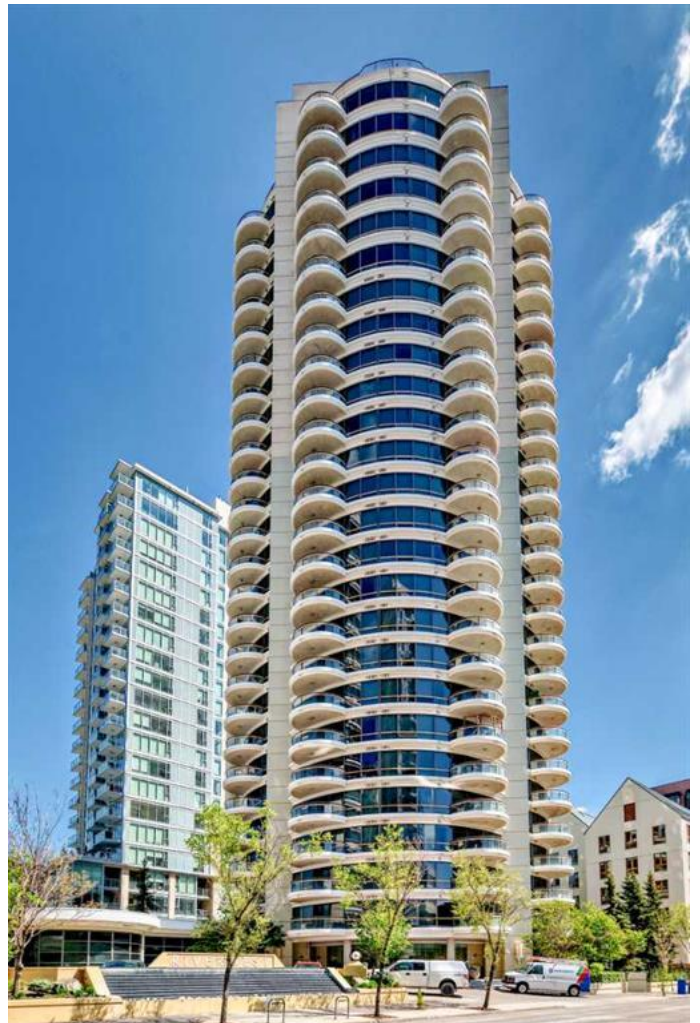
Downtown West End, Calgary, Alberta

Location truly sets this property apart. Enjoy the convenience of living just steps away from all that downtown has to offer, including restaurants, shopping malls, the LRT station, Princess Island Park, and the beautiful river pathways. This uniquely designed building provides a wide range of amenities such as an indoor swimming pool, a fully equipped gym, a hot tub, a pool table, and a party room. The welcoming lobby features a concierge, and the unit includes two heated underground parking stalls, extra assigned storage, along with additional visitor parking and in suite laundry facilities.

Inside, the unit offers two spacious bedrooms, two full bathrooms, and a den, with two separate balconies. The master bedroom features walk-through double closets and a private four-piece ensuite. The second bedroom is also generously sized, includes ample closet space, and offers access to one of the balconies.

The kitchen is open to the dining and living areas, all of which enjoy beautiful views through floor-to-ceiling windows. A balcony extends from the kitchen and living room, with access through the living area. The den is ideally positioned off the kitchen, facing the windows and capturing the natural light and views.

A second three-piece bathroom is located off



the main living space for added convenience. The kitchen features granite countertops, stainless steel appliances, a large working island with eating bar, along with plenty of cabinet space . Finishes throughout the unit include slate, tile, and vinyl plank flooring. 14K of vinyl plank installed in the last few years.

Please note, the current tenant will be vacating the property by the end of the month. Don't miss this opportunity for this excellent investment.

Built in 2004

### **Essential Information**

MLS® #	A2229447
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	904, 1078 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N6

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Indoor Pool
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Parking Spaces	2
Parking	Underground
Has Pool	Yes

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove
Heating	Baseboard
Cooling	None
# of Stories	27
Basement	None



### Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	14
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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