

# \$628,000 - 2302, 1078 6 Avenue Sw, Calgary

MLS® #A2188117

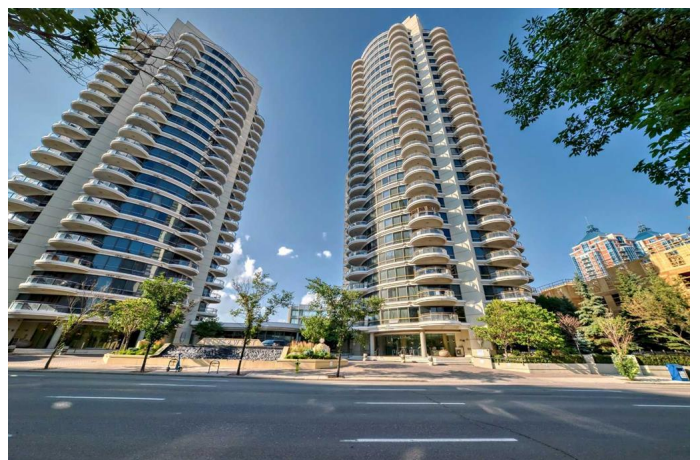
**\$628,000**

2 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Downtown living at its best! Come checkout this spacious 1400 sq/ft+ 2 Bedroom plus Office in one of the best managed buildings on the West Side of Downtown. Built by award winning Canadian developer BOSA this is what city living should look like. Just steps from the Elbow River, Downtown, Transit, Princes Island Park, Eau Claire, and Kensington you will not want for a better location for your urban Calgary home. Spacious is the name of the game as the oversized bedrooms complete with extra walk-through closets and ensuites are something you'll come to enjoy and not want for more. Don't miss out on the Home Office complete with Glass entry for light and privacy a rare find indeed. Hardwood and Ceramic floors throughout, Granite Counters and Stainless Steel appliances, are stylish and easy to maintain. The Living Room and Formal Dining Room give you a great space to entertain while still having a cozy eat up Island for the breakfast rush! If the inside isn't already awesome enough for you then just take a look outside! Be dazzled by the wall of Calgary South facing views from the floor to ceiling windows and doors. Step out onto 1 of the 2 Balconies and take hold of the River and Mountains nestled at your feet. Views from every aspect will have you gazing out over this Wonderful City we call home day and night! The building amenities are not to be missed as the Recreation Centre is a complete Gym, Pool and Spa complete with games area so



you can cancel that Gym membership! Side by Side parking stalls and underground storage locker complete this urban Dwelling that you have to come and check out! Book in a showing today you will be glad you did!

Built in 2004

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2188117       |
| Price          | \$628,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,403          |
| Acres          | 0.00           |
| Year Built     | 2004           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2302, 1078 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5N6                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Fitness Center, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 2                                        |
| Parking        | Underground                              |
| # of Garages   | 2                                        |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Granite Counters, Kitchen Island, Recreation Facilities |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Boiler, Natural Gas                                                        |
| Cooling         | Partial, Rough-In                                                          |
| Fireplace       | Yes                                                                        |
| # of Fireplaces | 1                                                                          |
| Fireplaces      | Family Room, Gas, Mantle                                                   |
| # of Stories    | 27                                                                         |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Low Maintenance Landscape, Street Lighting, City Lot |
| Roof              | Metal                                                |
| Construction      | Concrete                                             |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 116                |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

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

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