

# \$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.

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

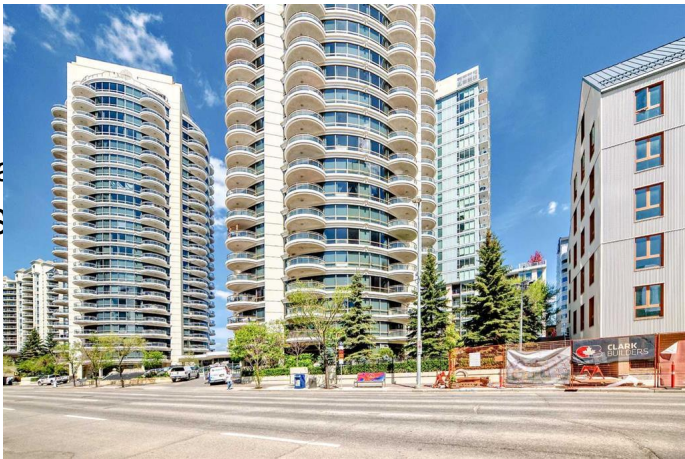
### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Indoor Pool
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          26  
Zoning                      DC (pre 1P2007)

**Listing Details**

Listing Office             Diamond Realty & Associates LTD.

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