



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1302, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2314536



\$432,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,090 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 820
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, See Remarks		

Inclusions: N/A

**** OPEN HOUSE MAY 30 SAT FROM 1 TO 3 PM **** Experience the best of urban living in this spacious 1,090 SQFT condo located in the heart of Downtown West End. Perched on the 13th floor with stunning downtown views, this 2-bedroom, 2-bathroom unit, spacious office/den plus underground parking offers the perfect blend of comfort, convenience, and vibrant city lifestyle. The bright open-concept floor plan creates a seamless flow throughout the living space and is complemented by brand-new LVP flooring, granite countertops, and a new microwave hood fan, making it ideal for both entertaining and everyday living. The oversized primary retreat features its own private balcony along with an ensuite complete with in-floor heating for added comfort. Enjoy the convenience of underground parking with an additional storage unit, concierge service, and guest parking for visitors. Residents of this well-managed complex have access to premium amenities including an indoor pool, hot tub, fitness centre, party and games room. Step outside and enjoy everything downtown living has to offer — just moments from the LRT station, Bow River pathways, restaurants, cafés, shopping, nightlife, and all the amenities of Calgary’s urban core.