



2102, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2326617



\$620,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,412 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,086 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

Experience luxury living above the city in this exceptional 21st-floor residence, where sophisticated design, breathtaking views, and an unbeatable downtown location come together. Offering over 1,400 sq. ft. of beautifully renovated living space, this impressive 3-bedroom, 2-bathroom condo showcases spectacular south-facing city views through expansive floor-to-ceiling windows, filling the home with natural light throughout the day. Thoughtfully upgraded with quality craftsmanship and contemporary elegance, every detail has been carefully curated—from the sleek stainless steel appliances, premium quartz countertops, designer lighting, and modern finishes to the striking feature fireplace that anchors the open-concept living space. New flooring flows seamlessly throughout, while stylish barn doors add character and architectural appeal. Designed for both everyday comfort and effortless entertaining, the spacious open-concept layout extends onto two private balconies, creating the perfect setting to enjoy your morning coffee, evening sunsets, or the vibrant downtown skyline. The luxurious primary suite serves as a private retreat, complete with a beautifully appointed en-suite and generous closet organizer space. Two additional bedrooms offer flexibility for family, guests, or a sophisticated home office. Additional premium features include central air conditioning, two underground parking stalls, and a secure underground storage locker. Residents enjoy access to outstanding resort-style amenities, including an indoor swimming pool, hot tub, fully equipped fitness centre, games room, and beautifully maintained common areas, delivering an exceptional lock-and-leave lifestyle. Perfectly positioned in one of Calgary's most coveted downtown locations, you're just steps from the picturesque Elbow River pathways, Prince's Island Park, Eau Claire, Kensington,

exceptional restaurants, cafés, boutique shopping, and convenient transit. Whether you're seeking luxury, convenience, or an unbeatable urban lifestyle, this remarkable residence offers it all.