

# \$469,900 - 2404, 1078 6 Avenue Sw, Calgary

MLS® #A2226908

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to upscale two bedrooms, two bathrooms, TWO underground parking condo nestled in the Downtown Calgary West End. This elegant 24th floor suite immediately impresses with floor-to-ceiling windows that flood the space with natural light and offer breathtaking west-facing views of the Bow River and the Rocky Mountains. Outside access to enjoy the views with a glass of wine in your hand is available via two spacious balconies. Bright living room is warm and inviting, featuring rich hardwood flooring, designer window treatments and a contemporary fireplace- perfect for cozy evenings. Just off the living area is a sleek, modern kitchen equipped with stainless steel appliances, granite countertops, custom cabinetry, a built-in microwave, dishwasher and a convenient breakfast bar ideal for casual dining or entertaining. Both bedrooms are generously sized and offer spectacular River and Mountain views. The primary suite includes a private balcony, large windows, a walk-in closet and a luxurious en-suite bathroom with a granite-topped vanity and spa-inspired shower. The second bedroom is equally spacious, with easy access to a second full bathroom. Additional highlights include in-suite laundry, TWO heated, secure Underground parking stalls just steps from the elevator and separate storage locker. Enjoy premium amenities such as indoor swimming pool and spa, a fully equipped fitness and recreation center, guest parking and



professional concierge offering delivery and dry-cleaning services. This luxurious condo situated steps from the Bow River pathway system, Kensington, Prince's island park, the Contemporary Art Gallery and countless restaurants. With Kerby West CTrain Station nearby, enjoy free public transit access and effortless commuting throughout the city. Just an amazing home in unbeatable location.

Built in 2004

**Essential Information**

MLS® #	A2226908
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2404, 1078 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N6

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Indoor Pool
Parking Spaces	2
Parking	Assigned, Heated Garage, Parkade, Secured, Underground

# of Garages 2

### Interior

Interior Features Elevator, High Ceilings, Kitchen Island, No Smoking Home, Storage, Recreation Facilities

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 27

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed June 2nd, 2025

Days on Market 42

Zoning DC (pre 1P2007)

### Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.