

# \$349,000 - 1403, 1088 6 Avenue Sw, Calgary

MLS® #A2236478

**\$349,000**

1 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to your cozy urban getaway nestled in downtown Calgary! This stylish condo offers a perfect balance of comfort, convenience, and captivating city views. Step into the welcoming open-concept living area, filled with natural light from floor-to-ceiling windows. The kitchen, equipped with granite countertops and a convenient breakfast bar, is perfect for quick meals and casual dining. Relax in the comfortable master suite, complete with a spacious walk-through closet leading to the ensuite. The Den is versatile, providing space for a bed, guest area, or home office, according to your needs. Take advantage of the spacious balcony, offering a serene retreat from the city buzz below. Whether enjoying morning coffee with skyline views or unwinding with a glass of wine as the city lights twinkle, this balcony is your private oasis. Additional amenities include in-unit laundry and secure underground parking. Building facilities such as concierge service, fitness center, pool, hot tub, and recreation spaces enhance your urban living experience. Located in the heart of downtown Calgary, you're within walking distance of the city's best restaurants, shops, and public transportation options. Explore the nearby Bow River and Prince's Island Park for outdoor activities and leisure. This condo embodies downtown living in Calgary, offering modern comfort, convenience, and a front-row seat to city life. Don't miss out on the opportunity to make this cozy urban retreat your new home!



Built in 2004

## Essential Information

MLS® #	A2236478
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1403, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5N3

## Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking, Indoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Assigned

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

# of Stories	23
--------------	----

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	27
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Unison Realty Group Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.