

# \$339,000 - 1403, 1088 6 Avenue Sw, Calgary

MLS® #A2236478

## \$339,000

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          | \$339,000         |
| 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        | Assigned, Parkade                                                                  |

## 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 | 85              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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