



## 1078 6 Avenue Calgary Alberta

\$469,900

Imagine living the downtown lifestyle in this rare 3-bedroom condo (or 2 bedrooms and an office) within a true resort-style complex--where every day feels like a getaway. Picture starting your mornings with a swim in the pool or a workout in the fully equipped gym, unwinding in the hot tub, or hosting friends in the party room, all while enjoying the peace of mind provided by on-site security, concierge service, indoor guest parking, and a pet-friendly atmosphere. Just steps from the scenic Bow River Pathways, the beautiful Prince's Island Park, the convenient Plus-15 walkway system connecting you to the commercial core, and Calgary's best restaurants and shopping, this spacious 1,250+ sq. ft. corner unit offers two balconies with river and skyline views, two full bathrooms with heated floors, a cozy gas fireplace, in-suite laundry, and an open-concept kitchen featuring sleek black stainless steel appliances and granite countertops. With two side-by-side underground parking stalls and a secured storage room, it's designed for both comfort and convenience. Owners here truly love where they live--thanks to a proactive condo board, a well-maintained building, and pride of ownership throughout, including brand new elevators already being installed and paid for. Opportunities like this don't come often--come see why residents are proud to call this place home! (id:6769)

3pc Bathroom 6.58 Ft x 5.67 Ft

Bedroom 13.50 Ft x 13.00 Ft

Kitchen 15.25 Ft x 11.67 Ft

Dining room 15.25 Ft x 12.00 Ft

Bedroom 18.17 Ft x 15.92 Ft

Primary Bedroom 16.92 Ft x 15.42 Ft

4pc Bathroom 7.92 Ft x 7.33 Ft

Living room 21.25 Ft x 14.17 Ft

Listing Presented By:



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