

# \$487,500 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2203588

**\$487,500**

3 Bedroom, 2.00 Bathroom, 1,256 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Rare 3-Bedroom Opportunity in a Resort-Style Complex! This exceptional unit offers space, comfort, and convenience that are hard to find at this price point. Located in a sought-after complex with resort-style amenities including a swimming pool, hot tub, gym, party room, security, concierge, indoor guest parking, and pet-friendly policies it's just minutes from downtown's business and shopping districts, next to the scenic Elbow River Pathways, one block from the LRT (free ride zone), and a short walk to some of Calgary's best restaurants. One of the largest units available, this 3-bedroom, 2-bathroom home spans over 1,250 sq. ft. and includes two balconies, two side-by-side underground parking stalls, and a secured storage room. Inside, enjoy durable cherry laminate flooring, a cozy gas fireplace, and an open-concept kitchen with updated black stainless steel appliances, granite countertops, and floor-to-ceiling windows. Step onto one balcony for breathtaking river views or the other for stunning downtown skyline scenery. The primary suite features his-and-her closets and a 4-piece ensuite with heated flooring, while the second bathroom also offers heated flooring for added comfort. In-suite laundry completes this incredible package. Opportunities like this are rare call your Realtor today!

Built in 2003



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203588          |
| Price          | \$487,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,256             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1601, 1078 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5N6                |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Parking, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Alley Access, Assigned, Heated Garage, Underground, Enclosed  |
| # of Garages   | 2   |
| Has Pool       | Yes   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas, Living Room, Mantle |
| # of Stories | 27                       |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Roof              | Metal    |
| Construction      | Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 6                |
| Zoning         | DC               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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