

# \$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	8
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Complete 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.