

# \$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
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