

# \$485,000 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2203588

**\$485,000**

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

Downtown West End, Calgary, Alberta

Rare 3-Bedroom home with 2 indoor parking stalls and Resort-Style amenities in an ideal downtown location! This exceptional unit offers a rare combination of space, comfort, and location at an unbeatable price. Set in a highly sought-after complex with resort-style amenities—pool, hot tub, gym, party room, concierge, 24-hour security, guest parking, and pet-friendly policies—it's just minutes from downtown, one block to the LRT (free ride zone), next to the Bow River Pathways, and close to some of Calgary's top restaurants. With over 1,250 sq. ft., this 3-bedroom, 2-bath home is among the largest in the building and includes two balconies (river and skyline views), two side-by-side underground parking stalls, and a secure storage room. Inside, you'll find durable cherry laminate flooring, a gas fireplace, and an open-concept kitchen with updated black stainless steel appliances, granite counters, and floor-to-ceiling windows. The primary suite features his-and-her closets and a 4-piece ensuite with heated floors, while the second bathroom offers the same luxurious touch. The third bedroom offers flexibility as a guest room or a bright, private work-from-home space, ideal for today's lifestyle. In-suite laundry completes this move-in-ready package—don't miss this rare opportunity!

Built in 2003



## Essential Information

MLS® #	A2203588
Price	\$485,000
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, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Pool, Recreation Room, Secured Parking
Parking Spaces	2
Parking	Alley Access, Assigned, Enclosed, Heated Garage, Underground, Leased
# 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	31
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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