

**1601, 1078 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2203588**



## \$482,500

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Assigned, Enclosed, Heated Garage, Leased, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard, Natural Gas		
<b>Floors:</b>	Ceramic Tile, Laminate		
<b>Roof:</b>	Metal		
<b>Basement:</b>	-		
<b>Exterior:</b>	Concrete		
<b>Foundation:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 921		
<b>LLD:</b>	-		
<b>Zoning:</b>	DC		
<b>Utilities:</b>	-		

**Features:** Granite Counters, Kitchen Island, No Smoking Home, See Remarks

**Inclusions:** N/A

Rare 3-bedroom condo with 2 parking stalls and resort-style amenities in one of Calgary's most desirable downtown locations! Situated in the vibrant Downtown West End, this spacious 1,250+ sq. ft. home is just steps from the Bow River Pathway system, the Peace Bridge, Prince's Island Park, and nature-filled escapes right in the heart of the city. Enjoy front-row access to summer festivals, a variety of top restaurants, and the excitement of the Stampede Parade route—plus you're only one block from the LRT in the free ride zone. Set in a sought-after, pet-friendly building with luxury amenities including a pool, hot tub, gym, party room, concierge, 24-hour security, and guest parking, this unit offers two balconies with river and skyline views, durable cherry laminate flooring, gas fireplace, and an open-concept kitchen featuring granite counters and updated black stainless steel appliances. The primary suite includes his-and-her closets and a 4-piece ensuite with heated floors, while the second bathroom offers the same luxurious touch. A third bedroom provides flexible space for guests or a bright home office, and in-suite laundry, two side-by-side underground parking stalls, and a secure storage room complete this rare offering. Invest in the West End now before the transformation is complete! Many exciting projects ongoing and in the works. Call for your viewing today, fall in love and move in for summer!