

# \$469,900 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2241980

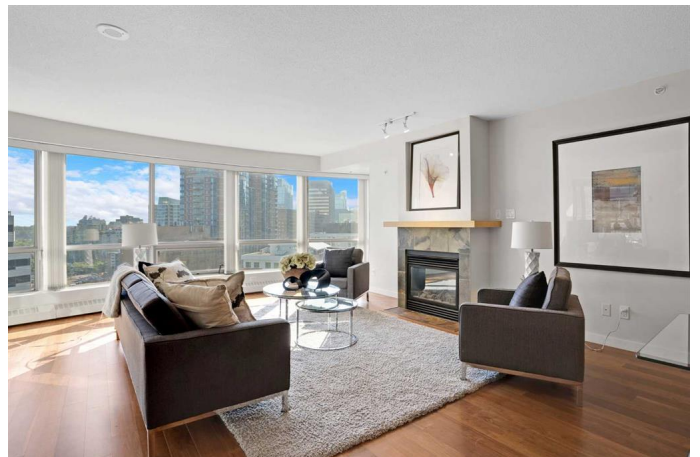
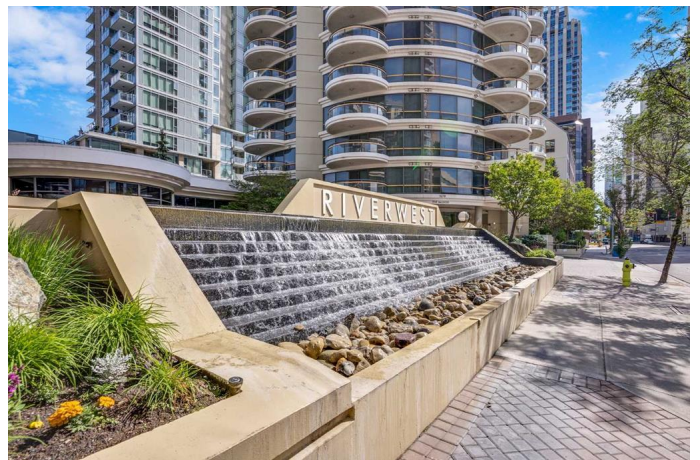
**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Imagine living the downtown lifestyle in this rare 3-bedroom condo (or 2 bedrooms and an office) within a true resort-style complex where every day feels like a getaway. Picture starting your mornings with a swim in the pool or a workout in the fully equipped gym, unwinding in the hot tub, or hosting friends in the party room, all while enjoying the peace of mind provided by on-site security, concierge service, indoor guest parking, and a pet-friendly atmosphere. Just steps from the scenic Bow River Pathways, the beautiful Prince of Wales Island Park, the convenient Plus-15 walkway system connecting you to the commercial core, and Calgary's best restaurants and shopping, this spacious 1,250+ sq. ft. corner unit offers two balconies with river and skyline views, two full bathrooms with heated floors, a cozy gas fireplace, in-suite laundry, and an open-concept kitchen featuring sleek black stainless steel appliances and granite countertops. With two side-by-side underground parking stalls and a secured storage room, it's designed for both comfort and convenience. Owners here truly love where they live thanks to a proactive condo board, a well-maintained building, and pride of ownership throughout, including brand new elevators already being installed and paid for. Opportunities like this don't come often come see why residents are proud to call this place home!



Built in 2003

## Essential Information

MLS® #	A2241980
Price	\$469,900
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, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Pool, Secured Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Heated Garage, Side By Side, Guest, Underground
# of Garages	2
Has Pool	Yes

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Window Unit(s)

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	July 24th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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