

# \$482,500 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2203588

## \$482,500

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

Downtown West End, Calgary, Alberta

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. Call for your viewing today, fall in love and move in for summer!

Built in 2003

## Essential Information



MLS® #	A2203588
Price	\$482,500
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), Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Fitness Center, Indoor Pool, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Alley Access, Assigned, Heated Garage, Underground, Enclosed, 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, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
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	53
Zoning	DC

### Listing Details

Listing Office	RE/MAX Complete Realty
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