

# \$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. 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!



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, Trash, Visitor Parking, Fitness Center, Indoor Pool, Pool, Spa/Hot Tub, Storage |
| Parking Spaces | 2   |
| Parking        | Heated Garage, Underground, Alley Access, Assigned, 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, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Natural Gas, Baseboard  |
| 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 | 81               |
| Zoning         | DC               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.