

# \$477,500 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2203588

**\$477,500**

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

Downtown West End, Calgary, Alberta

>>>Open House: Sunday, 1:00-4:30<<< 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	\$477,500
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), Fitness Center, Indoor Pool, Parking, Pool, Recreation Room, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Assigned, Enclosed, Heated Garage, Leased, Underground
# of Garages	2
Has Pool	Yes

## Interior

Interior Features	No Smoking Home, See Remarks, Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Washer/Dryer Stacked
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	83
Zoning	DC

### Listing Details

Listing Office	RE/MAX Complete Realty
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