

# \$487,500 - 1601, 1078 6 Avenue Sw, Calgary

MLS® #A2203588

**\$487,500**

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

Downtown West End, Calgary, Alberta

Rare 3-Bedroom Opportunity in a Resort-Style Complex! This exceptional unit offers a rare combination of space, comfort, and location at an unbeatable price. Set in a highly sought-after complex with resort-style amenities—pool, hot tub, gym, party room, concierge, 24-hour security, guest parking, and pet-friendly policies—it's just minutes from downtown, one block to the LRT (free ride zone), next to the Bow River Pathways, and close to some of Calgary's top restaurants. With over 1,250 sq. ft., this 3-bedroom, 2-bath home is among the largest in the building and includes two balconies (river and skyline views), two side-by-side underground parking stalls, and a secure storage room. Inside, you'll find durable cherry laminate flooring, a gas fireplace, and an open-concept kitchen with updated black stainless steel appliances, granite counters, and floor-to-ceiling windows. The primary suite features his-and-her closets and a 4-piece ensuite with heated floors, while the second bathroom offers the same luxurious touch. The third bedroom offers flexibility as a guest room or a bright, private work-from-home space, ideal for today's lifestyle. In-suite laundry completes this move-in-ready package—don't miss this rare opportunity!

Built in 2003

## Essential Information



MLS® #	A2203588
Price	\$487,500
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, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Assigned, Heated Garage, Underground, Enclosed
# 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	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 18

Zoning DC

### **Listing Details**

Listing Office RE/MAX Complete Realty

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