

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

MLS® #A2241980

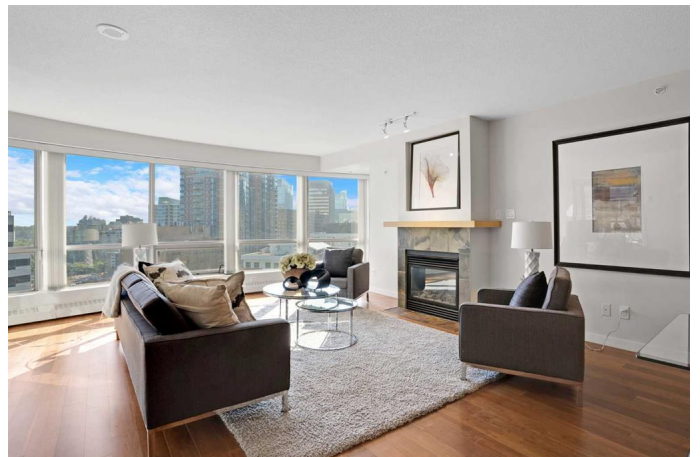
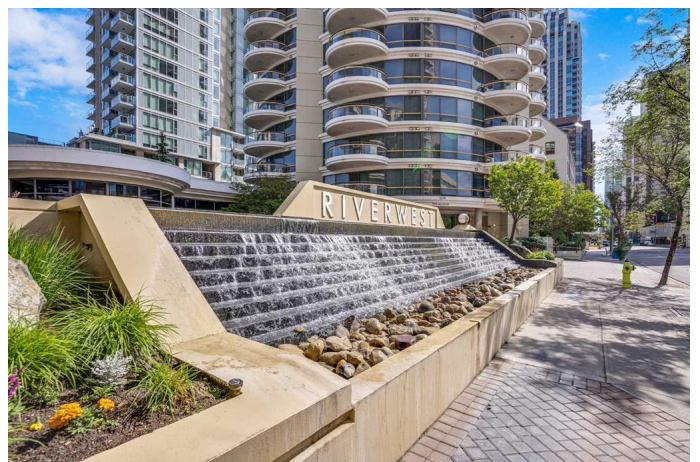
**\$469,900**

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 Princeâ€™s Island Park, the convenient Plus-15 walkway system connecting you to the commercial core, and Calgaryâ€™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, itâ€™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 donâ€™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 | 28              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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

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