

**1601, 1078 6 Avenue SW
Calgary, Alberta**

MLS # A2203588



\$482,500

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,256 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Assigned, Enclosed, Heated Garage, Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

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!