

# \$449,800 - 1302, 1078 6 Avenue Sw, Calgary

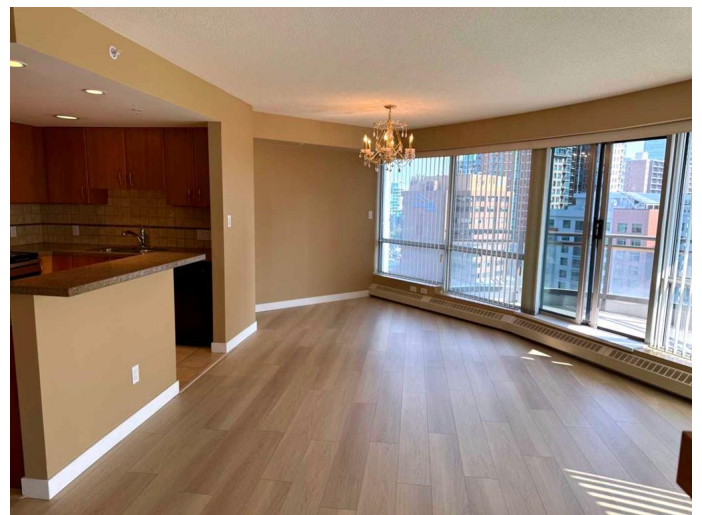
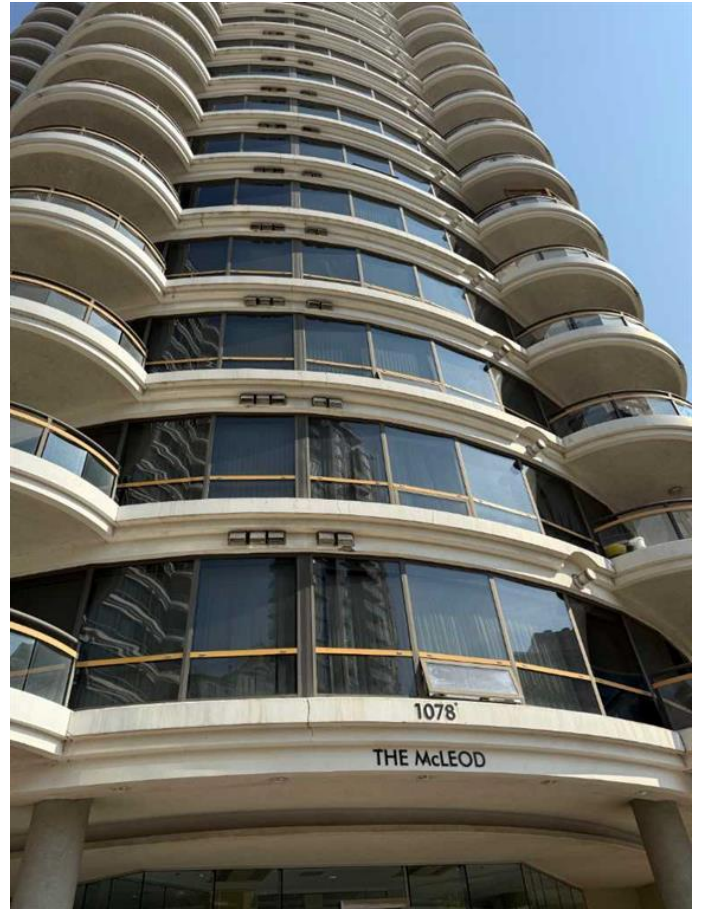
MLS® #A2256096

**\$449,800**

2 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this McLeod at Riverwest - a stylish concrete high-rise located in Downtown West. This beautifully appointed 1,110 sq.ft. two bedrooms and den condo on the 13th floor has a sunny SE exposure with floor to ceiling windows, two rounded balconies with stunning views of Calgary's Downtown and River! This open floor plan unit has new flooring with neutral coloured laminate and carpet, a good-sized living room with gas fireplace, dining room a nice sized kitchen with granite countertops & Maple cabinets! The Primary bedroom has an Ensuite Bathroom and its own Balcony. The 2nd bedroom is also a good size. Plus a Den, in-suite laundry, one assigned underground parking stall on a convenient 2nd level, storage unit and this suite is ready for move in! The building has a Secure entrance with concierge at front desk during weekdays, night time security staff and 24/7 intercom. This pet friendly building amenities includes indoor pool, hot tub, exercise room, lounge, bike storage, and visitor parking. This original owner suite is very well cared for and shows 10/10!



Built in 2004

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2256096  |
| Price    | \$449,800 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,110             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1302, 1078 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 5N6                |

### **Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking, Pool, Recreation Room |
| Parking Spaces | 1                                                                             |
| Parking        | Assigned, Underground                                                         |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings       |
| Heating           | Baseboard, Natural Gas                                                                       |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 27                                                                                           |

### **Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Roof              | Metal   |

Construction      Concrete

**Additional Information**

Date Listed      September 12th, 2025

Days on Market      14

Zoning      DC (pre 1P2007)

**Listing Details**

Listing Office      First Place Realty



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