

# \$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

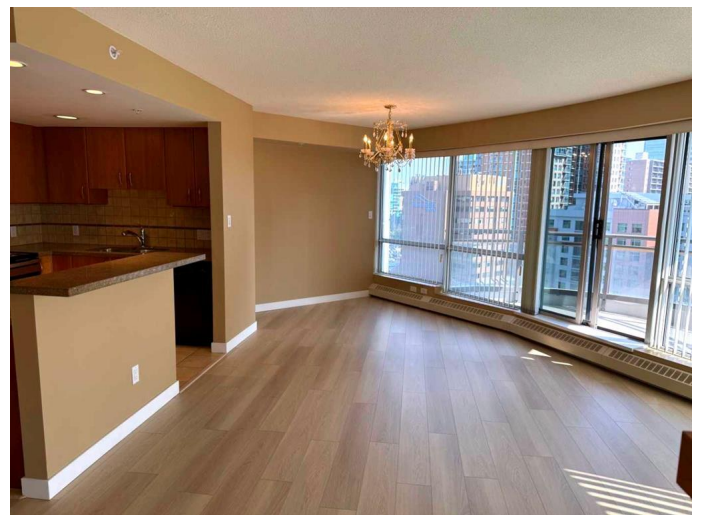
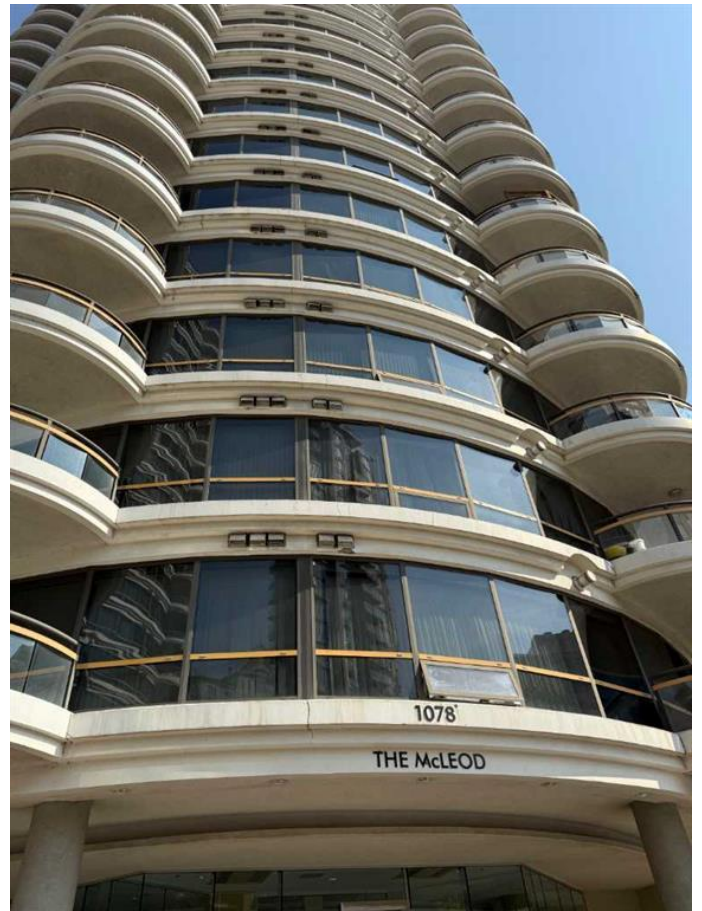
Downtown West End, Calgary, Alberta

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  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            First Place Realty



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