

\$799,888 - 2401, 1078 6 Avenue Sw, Calgary

MLS® #A2237805

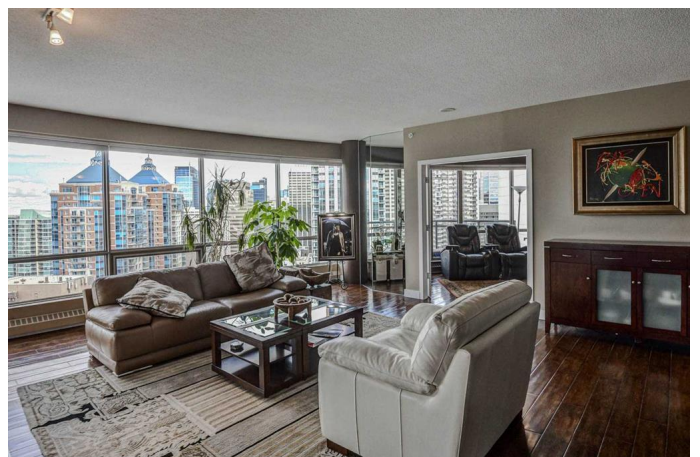
\$799,888

2 Bedroom, 3.00 Bathroom, 1,906 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Perched high on the 24th floor of the McLeod at Riverwest building, this stunning 2-bedroom plus a den residence delivers sophisticated inner-city living with panoramic Bow River and skyline views. Spanning over 1,900 sq ft, the elegant curved floorplan wraps around floor-to-ceiling windows, flooding the home with natural light and showcasing a seamless blend of luxury and comfort. The renovated \$30K kitchen is a chef's dream with sleek granite countertops, Stove is double oven induction, stainless steel appliances, updated backsplash, garburator and a raised breakfast bar, all newly painted in crisp white. The living and dining rooms are elegantly anchored by a double-sided gas fireplace, creating a warm and connected atmosphere for entertaining or relaxing. Just off the kitchen, a cozy flex area features a second gas fireplace, a perfect spot to curl up with a book or enjoy a quiet moment away from the main living spaces. French doors lead to a quiet den ideal for remote work or a creative retreat. The primary suite is a tranquil haven with balcony access, dual closets and a 4-piece ensuite featuring in-floor heating and a bidet. The second bedroom is equally refined with its own 3-piece ensuite that includes a spa-style \$8K steam shower. A stylish powder room, in-suite laundry with ample storage space, up/down blinds and engineered hardwood add further comfort and style. 3 Air conditioning split systems in the bedrooms and a window unit in the living room provide year-round climate control. Two



assigned underground parking stalls and an additional storage unit ensure convenience and peace of mind. The expansive curved balcony offers unobstructed river, Peace Bridge and downtown views, a front-row seat to Calgary's finest! Residents of Riverwest enjoy access to premium amenities including a fitness centre, indoor pool, and recreation lounge. Set in the heart of the Downtown West End, this unbeatable location is steps to the Bow River Pathway, LRT station, vibrant Kensington and future Green Line. Walk or bike to cafés, shops and restaurants while enjoying all the vibrancy and ease of urban life. A rare opportunity to own a true retreat in the sky, this home offers upscale living in one of Calgary's most connected and scenic downtown communities!

Built in 2004

Essential Information

MLS® #	A2237805
Price	\$799,888
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2401, 1078 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 5N6

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Indoor Pool
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Other
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Full, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Double Sided
# of Stories	26
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.