

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

MLS® #A2237805

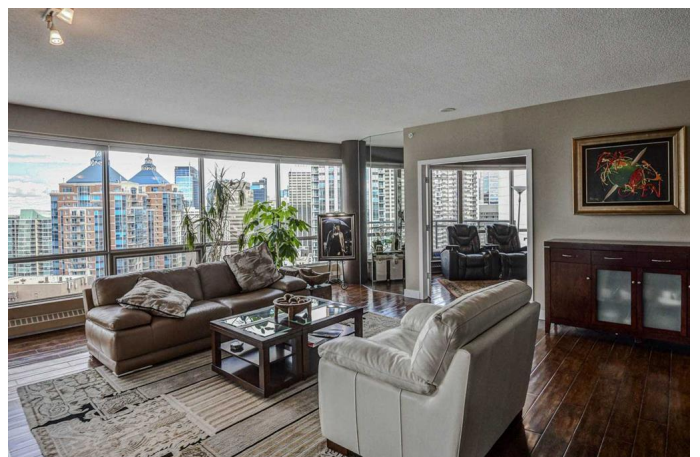
**\$799,888**

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, Secured Parking, Storage, Visitor Parking, Indoor Pool, Recreation Room |
| 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), Microwave Hood Fan, Refrigerator, Washer/Dryer, Induction Cooktop, Other, Oven |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                             |
| Cooling           | Wall Unit(s), Full                                                                                                            |
| 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 | 43              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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