

503, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2285822



\$345,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 885 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------------|-------------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 671 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Open Floorplan | | |

Inclusions: N/A

Welcome to Riverwest McLeod! This highly sought-after floor plan features stunning south-facing, floor-to-ceiling windows that flood the home with natural light. Located on the 5th floor, this spacious 1-bedroom + den offers an open-concept kitchen and living area complete with granite countertops, solid maple cabinetry, and a generous dining space—all framed by a full wall of sun-filled windows. The bright primary bedroom connects to a well-appointed 4-piece bath featuring a jetted tub, heated tile floors, and a granite vanity. Riverwest is renowned for its exceptional amenities, including an indoor pool and hot tub, fully equipped fitness centre, concierge service, guest parking, and a heated underground parking stall with storage locker. Enjoy an unbeatable location just steps from the Elbow River pathways, Prince's Island Park, Kensington, downtown shopping, dining, and convenient transit access.