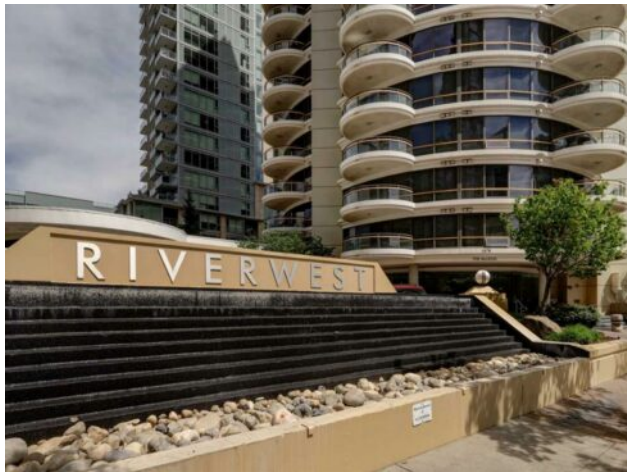


**901, 1078 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227267**



**\$449,990**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown West End                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.                       | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |                 |
|--------------------|------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard              | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 921          |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete               | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks            |                   |                 |

**Inclusions:** N/A

TWO SIDE-BY-SIDE UNDERGROUND PARKING STALLS &ndash; Welcome to #901, 1078 6 Ave SW in the prestigious MacLeod at Riverwest complex, proudly built by BOSA. This concrete-constructed luxury building offers an upscale lifestyle in the heart of downtown Calgary. Featuring 3 spacious bedrooms and 2 full bathrooms, this impressive unit boasts breathtaking Bow River views from two private balconies, a cozy fireplace, elegant granite countertops, and hand-scraped engineered hardwood flooring throughout the main living areas. The primary bedroom includes a generous walk-in closet and ensuite bath, while the other two bedrooms are bright and generously sized. Enjoy brand new flooring, and access to resort-style amenities including an indoor swimming pool, hot tub, fitness centre, party lounge, and meeting room. This beautifully maintained, river-facing condo offers both luxury and tranquility &mdash; perfect for those seeking comfort, style, and a scenic urban lifestyle. This beautifully maintained and modern condo is a true gem &mdash; ideal for professionals or families looking for sophistication, space, and convenience.