



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**1601, 1078 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2203588**



**\$485,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Assigned, Enclosed, Heated Garage, Leased, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 921
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** N/A

Rare 3-Bedroom home with 2 indoor parking stalls and Resort-Style amenities in an ideal downtown location! This exceptional unit offers a rare combination of space, comfort, and location at an unbeatable price. Set in a highly sought-after complex with resort-style amenities—pool, hot tub, gym, party room, concierge, 24-hour security, guest parking, and pet-friendly policies—it's just minutes from downtown, one block to the LRT (free ride zone), next to the Bow River Pathways, and close to some of Calgary's top restaurants. With over 1,250 sq. ft., this 3-bedroom, 2-bath home is among the largest in the building and includes two balconies (river and skyline views), two side-by-side underground parking stalls, and a secure storage room. Inside, you'll find durable cherry laminate flooring, a gas fireplace, and an open-concept kitchen with updated black stainless steel appliances, granite counters, and floor-to-ceiling windows. The primary suite features his-and-her closets and a 4-piece ensuite with heated floors, while the second bathroom offers the same luxurious touch. The third bedroom offers flexibility as a guest room or a bright, private work-from-home space, ideal for today's lifestyle. In-suite laundry completes this move-in-ready package—don't miss this rare opportunity!