

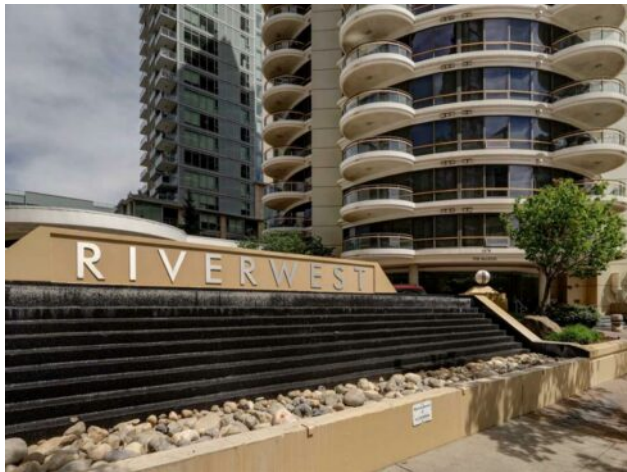


**GRASSROOTS**  
REALTY GROUP

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901, 1078 6 Avenue SW  
Calgary, Alberta

MLS # A2227267



**\$449,990**

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

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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.