



**GRASSROOTS**  
REALTY GROUP

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1503, 1078 6 Avenue SW  
Calgary, Alberta

MLS # A2237982



**\$394,900**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Jetted Tub, Open Floorplan		

Inclusions: 4 Key fobs

Welcome to Riverwest! This beautiful 1-bedroom plus den condo is perched on the 15th floor of an immaculately maintained building, offering spectacular south-facing floor-to-ceiling windows with stunning views of downtown. Inside, the open-concept kitchen is designed for both style and function, featuring granite countertops, ample cabinetry, and an eat-up breakfast bar&mdash;perfect for casual meals or morning coffee. The spacious living room flows seamlessly into the formal dining area, creating a warm and inviting space to entertain guests. The bright bedroom also showcases impressive city views and connects conveniently to a cheater 4-piece bath, complete with a jetted tub, heated tile floors, and a granite-topped vanity. Enjoy premium amenities including an indoor swimming pool and spa, a fully equipped fitness and recreation center, guest parking, and professional concierge service offering delivery and dry-cleaning. The unit comes with one dedicated parking stall in the heated, secure underground parkade, as well as a separate storage locker for added convenience. All of this is just steps away from the Elbow River pathways, Prince's Island Park, Kensington, downtown shopping and dining, and convenient transit options. This is urban living at its finest&mdash;come experience everything Riverwest has to offer! Please check out the VIRTUAL TOUR LINK for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.