

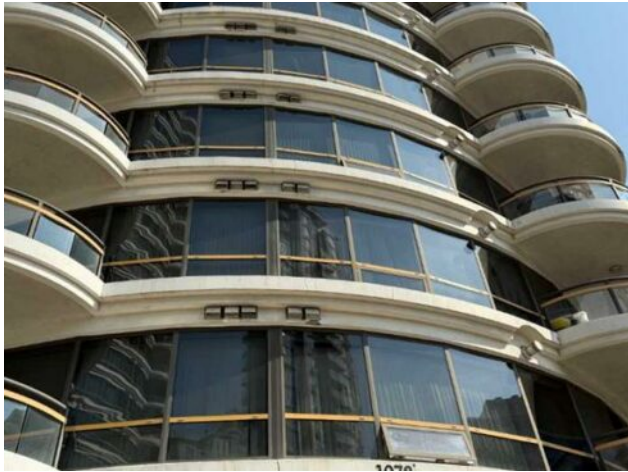


GRASSROOTS
REALTY GROUP

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1302, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2256096



\$449,800

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,110 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this McLeod at Riverwest - a stylish concrete high-rise located in Downtown West. This beautifully appointed 1,110 sq.ft. two bedrooms and den condo on the 13th floor has a sunny SE exposure with floor to ceiling windows, two rounded balconies with stunning views of Calgary's Downtown and River! This open floor plan unit has new flooring with neutral coloured laminate and carpet, a good-sized living room with gas fireplace, dining room a nice sized kitchen with granite countertops & Maple cabinets! The Primary bedroom has an Ensuite Bathroom and its own Balcony. The 2nd bedroom is also a good size. Plus a Den, in-suite laundry, one assigned underground parking stall on a convenient 2nd level, storage unit and this suite is ready for move in! The building has a Secure entrance with concierge at front desk during weekdays, night time security staff and 24/7 intercom. This pet friendly building amenities includes indoor pool, hot tub, exercise room, lounge, bike storage, and visitor parking. This original owner suite is very well cared for and shows 10/10!