

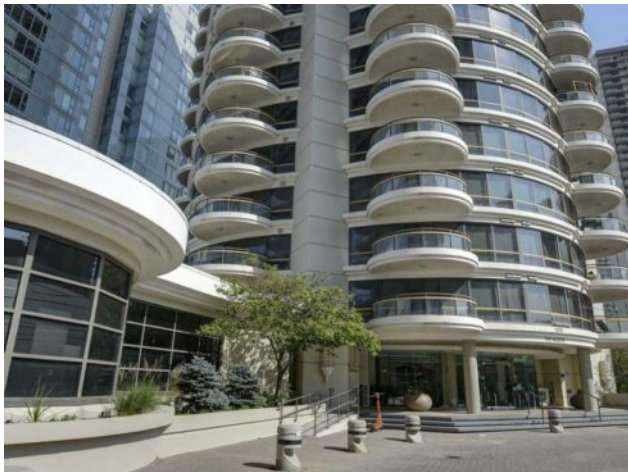


GRASSROOTS
REALTY GROUP

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2401, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2256752



\$799,888

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,906 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,357
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: 2 air conditioners

Perched high on the 24th floor of the McLeod at Riverwest building, this stunning 2-bedroom plus a den residence delivers sophisticated inner-city living with panoramic Bow River and skyline views. Spanning over 1,900 sq ft, the elegant curved floorplan wraps around floor-to-ceiling windows, flooding the home with natural light and showcasing a seamless blend of luxury and comfort. The renovated \$30K kitchen is a chef's dream with sleek granite countertops, Stove is double oven induction, stainless steel appliances, updated backsplash, garburator and a raised breakfast bar, all newly painted in crisp white. The living and dining rooms are elegantly anchored by a double-sided gas fireplace, creating a warm and connected atmosphere for entertaining or relaxing. Just off the kitchen, a cozy flex area features a second gas fireplace, a perfect spot to curl up with a book or enjoy a quiet moment away from the main living spaces. French doors lead to a quiet den ideal for remote work or a creative retreat. The primary suite is a tranquil haven with balcony access, dual closets and a 4-piece ensuite featuring in-floor heating and a bidet. The second bedroom is equally refined with its own 3-piece ensuite that includes a spa-style \$8K steam shower. A stylish powder room, in-suite laundry with ample storage space, up/down blinds and engineered hardwood add further comfort and style. 3 Air conditioning split systems in the bedrooms and a window unit in the living room provide year-round climate control. Two assigned underground parking stalls and an additional storage unit ensure convenience and peace of mind. The expansive curved balcony offers unobstructed river, Peace Bridge and downtown views, a front-row seat to Calgary's finest! Residents of Riverwest enjoy access to premium amenities including a fitness centre, indoor pool, and recreation

lounge. Set in the heart of the Downtown West End, this unbeatable location is steps to the Bow River Pathway, LRT station, vibrant Kensington and future Green Line. Walk or bike to caf  s, shops and restaurants while enjoying all the vibrancy and ease of urban life. A rare opportunity to own a true retreat in the sky, this home offers upscale living in one of Calgary  s most connected and scenic downtown communities!