



503, 1078 6 Avenue SW  
Calgary, Alberta

MLS # A2285822



**\$345,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown West End                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 885 sq.ft.                         | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |                 |
|--------------------|----------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas           | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 671          |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Open Floorplan |                   |                 |

**Inclusions:** N/A

Welcome to Riverwest McLeod! This highly sought-after floor plan features stunning south-facing, floor-to-ceiling windows that flood the home with natural light. Located on the 5th floor, this spacious 1-bedroom + den offers an open-concept kitchen and living area complete with granite countertops, solid maple cabinetry, and a generous dining space—all framed by a full wall of sun-filled windows. The bright primary bedroom connects to a well-appointed 4-piece bath featuring a jetted tub, heated tile floors, and a granite vanity. Riverwest is renowned for its exceptional amenities, including an indoor pool and hot tub, fully equipped fitness centre, concierge service, guest parking, and a heated underground parking stall with storage locker. Enjoy an unbeatable location just steps from the Elbow River pathways, Prince's Island Park, Kensington, downtown shopping, dining, and convenient transit access.