

\$799,888 - 2401, 1078 6 Avenue Sw, Calgary

MLS® #A2256752

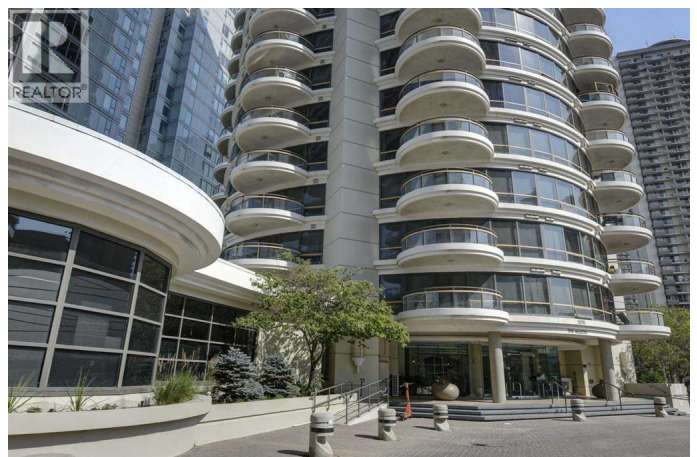
\$799,888

2 Bedroom, 3.00 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Downtown West End, Calgary, Alberta

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 cafés, 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! (id:6289)

Built in 2004

Essential Information

Listing #	A2256752
Price	\$799,888
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2401, 1078 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
Province	Alberta
Postal Code	T2P5N6

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Swimming, Party Room, Recreation Centre
Features	Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Underground
# of Garages	1
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Oven, Microwave Range Hood Combo, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	Wall unit, Fully air conditioned
Fireplace	Yes
# of Fireplaces	2
# of Stories	26

Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Blue Sky



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