

# \$874,900 - 2501, 1078 6 Avenue Sw, Calgary

MLS® #A2196919

## \$874,900

2 Bedroom, 3.00 Bathroom, 1,903 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Fully Renovated Executive Suite with Stunning Views! This sensational 25th floor condominium with Concierge Service features 2 bedrooms + den/3 bedroom, 2.5 bathrooms with 2 parking stalls, 2 gas fireplaces, 3 balconies & almost 2,000 square feet of living space on one spacious level! Located in the popular West-end district of Calgary's downtown and steps away from the Bow River Pathway system. The modern fully renovated kitchen is open to the living & dining area - making the perfect space for entertaining. Luxury vinyl plank flooring flows throughout the entire condo with the exception of the tile floor in the bathrooms. The expansive living space has a flex area, full living room & a large private den (easily be converted to a third bedroom) - all with full height windows allowing for natural light to flow through the day. Master bedroom is at the East end of the condo & complete with a full 5 pc en-suite, custom closets & a private balcony that captures morning sun. The second bedroom is complete with it's own full en-suite & there is a powder room for guests. The building is completed with a concierge service that assists with package deliveries and dry cleaning - adding safety and convenience to your daily living. The McLeod also features 'concrete envelope construction', with concrete walls between adjoining suites for sound insulation and fire safety. Swimming pool, fully equipped exercise room, party room with kitchen and pool table. Easy access to the



LRT, walking distance to Kensington, Eau Claire and Prince's Island. One block from the river path. Don't miss out on this great opportunity to own a luxurious executive condo in the very secure, very popular McLeod at Riverwest!

Built in 2004

### **Essential Information**

MLS® #	A2196919
Price	\$874,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,903
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	2501, 1078 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5N6

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Laundry, Parking, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground
# of Garages	2

Has Pool	Yes
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### Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	27

### Exterior

Exterior Features	Storage
Lot Description	Views
Roof	Metal
Construction	Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	147
Zoning	DC

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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