

1078 6 Avenue #2501, Calgary T2P5N6

MLS® #: **A2196919** Area: **Downtown West End** Listing Date: **02/25/25** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 01-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,903**
 Low Sqft:
 Ttl Sqft: **1,903**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Views**
Heated Garage, Parkade, Underground

Utilities and Features

Roof: **Metal** Construction: **Concrete**
 Heating: **In Floor, Natural Gas** Flooring: **Ceramic Tile, Laminat**
 Sewer: Ext Feat: **Storage** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Ensuite bath	Main	
5pc Ensuite bath	Main		Bedroom	Main	43`8" x 57`1"
Breakfast Nook	Main	8`11" x 8`0"	Dining Room	Main	19`3" x 16`2"
Kitchen	Main	9`4" x 17`10"	Laundry	Main	6`3" x 8`4"
Living Room	Main	21`8" x 22`5"	Office	Main	16`4" x 14`4"
Bedroom - Primary	Main	15`4" x 20`5"			

Legal/Tax/Financial

Condo Fee:
\$1,391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0313153**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









