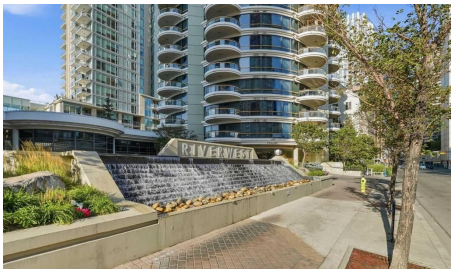
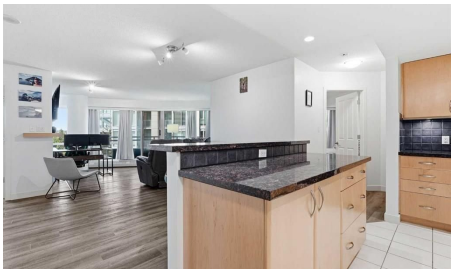
305 1078 6 Avenue SW

Calgary | Active | MLS® A2336702

$424,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,024.26 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Welcome to Riverwest, where spacious downtown living meets an incredible amenity-rich lifestyle in Calgary's desirable Downtown West End. This beautifully maintained 2-bedroom, 2-bathroom condo offers over 1,000 sq. ft. of living space and an exceptional opportunity for professionals, first-time buyers, or investors. Even better, an extensive selection of furnishings is included, making this one about as move-in ready as it gets.

Step inside and you'll immediately appreciate the size and layout of this home. Large windows fill the space with natural light, while vinyl flooring and ceramic tile throughout offer a clean, low-maintenance finish. The kitchen features well-kept stainless steel appliances, plenty of cabinetry and an open layout that flows into the spacious living and dining areas. From here, step outside onto your private balcony - a great spot for morning coffee or to relax at the end of the day.

Both bedrooms are generously sized, making the second bedroom equally well suited for guests, a roommate or a home office. The spacious primary suite features its own private ensuite with a large soaker tub, while a second full bathroom and in-suite laundry add to the everyday convenience.

One of the biggest highlights of living at Riverwest is the impressive collection of amenities. Residents enjoy an indoor swimming pool and hot tub, fitness centre, games room and party/rec room, along with heated underground parking and visitor parking. Concierge service, on-site security and controlled fob access throughout the building provide an added level of comfort and peace of mind.

The location is hard to beat. Situated on the beautiful west end of downtown, you're just steps from the Bow River and Calgary's extensive river pathway system, while still enjoying easy access to the downtown core, transit and convenient routes in and out of the city centre.

With over 1,000 sq. ft., two large bedrooms, two full bathrooms, incredible building amenities and so much already included, this is an easy opportunity to step into downtown living without starting from scratch. Move in, unpack and start enjoying everything Riverwest has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336702
Bedrooms	2
Bathrooms	2
Year Built	2004
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,024.26 sq. ft.
Condo Fee:	$789.56
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	North, Northwest
Floor Location:	Other
Entry Level:	3
Stories Total:	27
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	0313153
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Assigned, Guest, Heated Garage, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	McLeod at Riverwest
Community:	Downtown West End
Amenities:	Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Spa/Hot Tub, Visitor Parking
Appliances:	Dishwasher, Electric Oven, Garburator, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Inclusions:	Guest bedroom frame/bedding/mattress/bedding; all side tables; shoe rack; fireplace in guest bedroom; dressers; Stools; Dining Chairs; Grey Chair; Desk; Couch; side table w/light; King frame in primary; lamp in primary; TV in living room w/ mount
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 15'3" × 13'2" ·
Main Floor	Kitchen · 11'1" × 10'1" ·
Main Floor	Living Room · 30'4" × 21'3" ·
Main Floor	Bedroom - Primary · 13' × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-1078-6-avenue-sw-calgary-a2336702/

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