# \$439,900 - 402, 1088 6 Avenue Sw, Calgary

MLS® #A2204664

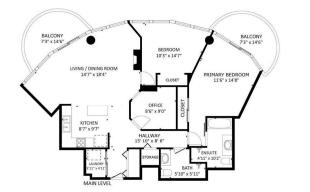
#### \$439,900

2 Bedroom, 2.00 Bathroom, 1,132 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

OPEN HOUSE: THURS APRIL 10 6PM - 8PM. TWO BALCONIES | 2 BEDROOMS + DEN (or 3 BEDROOMS) | FIREPLACE | INDOOR POOL & FITNESS CENTRE | IN SUITE LAUNDRY | UNOBSTRUCTED VIEWS OF THE BOW RIVER | BRAND NEW LUXURY VINYL PLANK FLOORING Elevate your downtown living experience in this spacious condo located in the prestigious Barclay building at Riverwest. Boasting two generously sized bedrooms, a versatile den that can serve as a third bedroom, and two private balconies, this unit is the epitome of comfort and functionality. Enjoy unobstructed views of the Bow River through floor-to-ceiling windows that flood the space with natural light, perfectly complementing the brand new luxury vinyl plank flooring and open-concept layout designed for both entertaining and everyday living. The modern kitchen features granite countertops, new stainless steel appliances and ample storage, while the living room is anchored by a cozy gas fireplace. Both bathrooms include luxurious in-floor heating, enhancing the upscale feel. The primary suite features a walk-through closet and a well-appointed ensuite. This unit also comes with in-suite laundry, secure underground parking, and additional storage. Riverwest offers a range of premium amenities including an indoor pool, hot tub, fitness centre, owner's lounge, concierge service, and secure heated indoor visitor parking. Ideally located just steps from the Bow River pathways, the free





GROSS AREA 402,1088 6 Ave SW - Calgary

downtown LRT zone, and various shopping and dining options, seize the ultimate opportunity to experience downtown living at its finest. Schedule your viewing today!

Built in 2003

# **Essential Information**

MLS® #	A2204664
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	2003
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

402, 1088 6 Avenue Sw
Downtown West End
Calgary
Calgary
Alberta
T2P 5N3

# Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Recreation Room, Secured Parking, Spa/Hot Tub, Visitor Parking	
Parking Spaces		
Parking	Assigned, Heated Garage, Parkade, Underground	
# of Garages	1	
" el calagoo		

### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	23

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

# **Additional Information**

Date Listed	March 28th, 2025
Days on Market	22
Zoning	DC

# **Listing Details**

Listing Office CIR Realty

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