

# \$425,000 - 402, 1088 6 Avenue Sw, Calgary

MLS® #A2204664

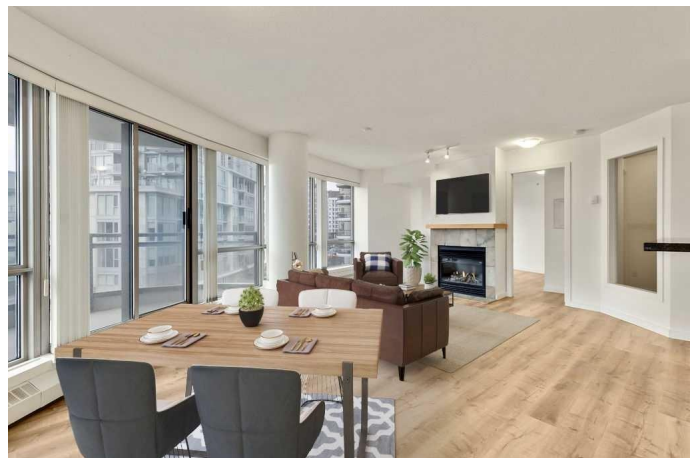
**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

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 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	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	402, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Granite Counters, No Animal Home
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
# of Stories	23

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	99
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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