

# \$400,000 - 402, 1088 6 Avenue Sw, Calgary

MLS® #A2242762

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

TWO BALCONIES | 2 BED + DEN (OR 3 BEDROOMS) | FIREPLACE | RIVER VIEWS | INDOOR POOL & GYM | IN-SUITE LAUNDRY | BRAND NEW FLOORING

Welcome to Riverwest—where downtown convenience meets comfort and style. This spacious condo in the sought-after Barclay building offers a flexible layout with two large bedrooms, a full-sized den that easily converts to a third bedroom, and two private balconies overlooking the Bow River. The just-installed luxury vinyl plank flooring sets the tone for the bright, open-concept living space, complete with floor-to-ceiling windows and a cozy gas fireplace. The kitchen checks every box with granite counters, new stainless steel appliances, and plenty of storage. Both bathrooms feature heated floors, and the primary suite includes a walk-through closet and private ensuite. You'll also love the in-suite laundry, underground parking, and separate storage locker. As a resident, you™ll have access to top-tier amenities: indoor pool and hot tub, fitness centre, owner™s lounge, concierge, and heated visitor parking. All this just steps from the Bow River pathways, the free LRT zone, and the best of downtown living.

Built in 2003

## Essential Information

MLS® #

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Price	\$400,000
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, Elevator(s), Fitness Center, Parking, Secured Parking, Spa/Hot Tub, Visitor Parking, Indoor Pool, Recreation Room
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground
# of Garages	1

### 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	July 24th, 2025
Days on Market	6
Zoning	DC

**Listing Details**

Listing Office	CIR Realty
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