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

MLS® #A2204664

\$439,900

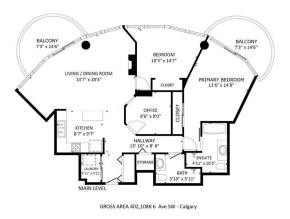
2 Bedroom, 2.00 Bathroom, 1,132 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

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 \$439,900

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 Elevator(s), Fitness Center, Parking, Recreation Room, Secured

Parking, Spa/Hot Tub, Visitor Parking, Bicycle Storage, Indoor Pool

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 March 28th, 2025

Days on Market 5

Zoning DC

Listing Details

Listing Office CIR Realty

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