

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

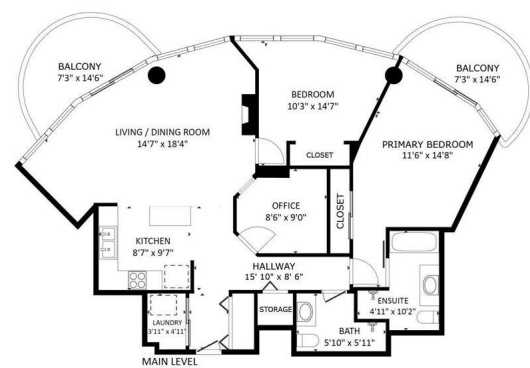
MLS® #A2204664

**\$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



GROSS AREA 402,1088 6 Ave SW - Calgary

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	4
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.