

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

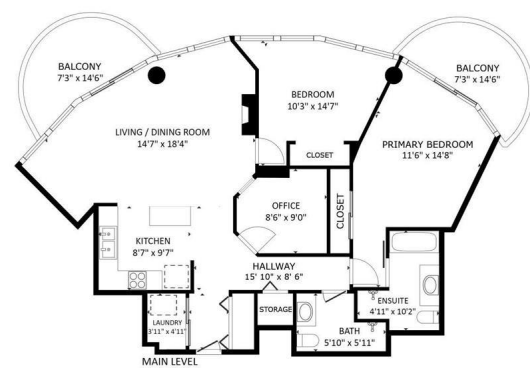
MLS® #A2204664

\$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
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, Indoor Pool, Parking, Recreation Room, Secured Parking, Visitor Parking, Spa/Hot Tub
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	13
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.