

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

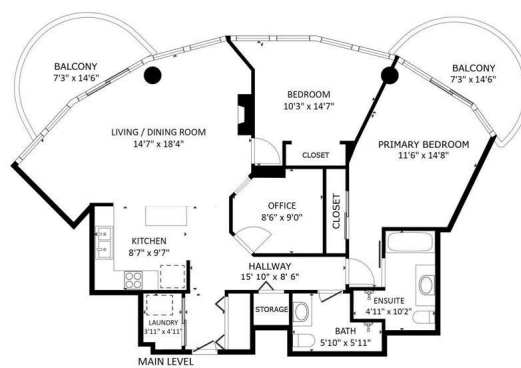
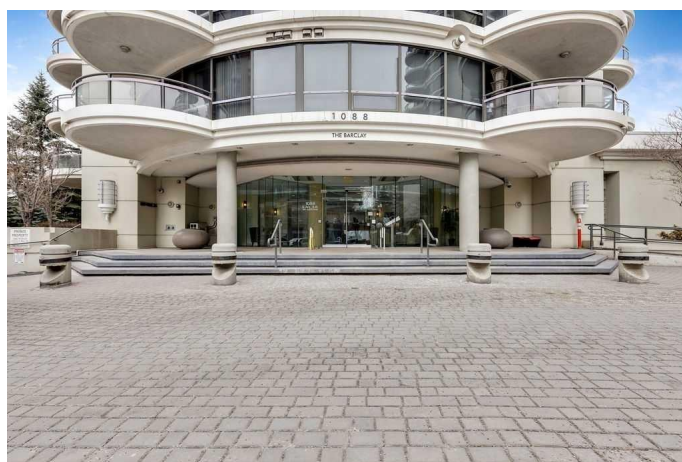
MLS® #A2204664

**\$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, Spa/Hot Tub, Visitor Parking
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
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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	26
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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