

\$489,900 - 1601, 1088 6 Avenue Sw, Calgary

MLS® #A2112062

\$489,900

2 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

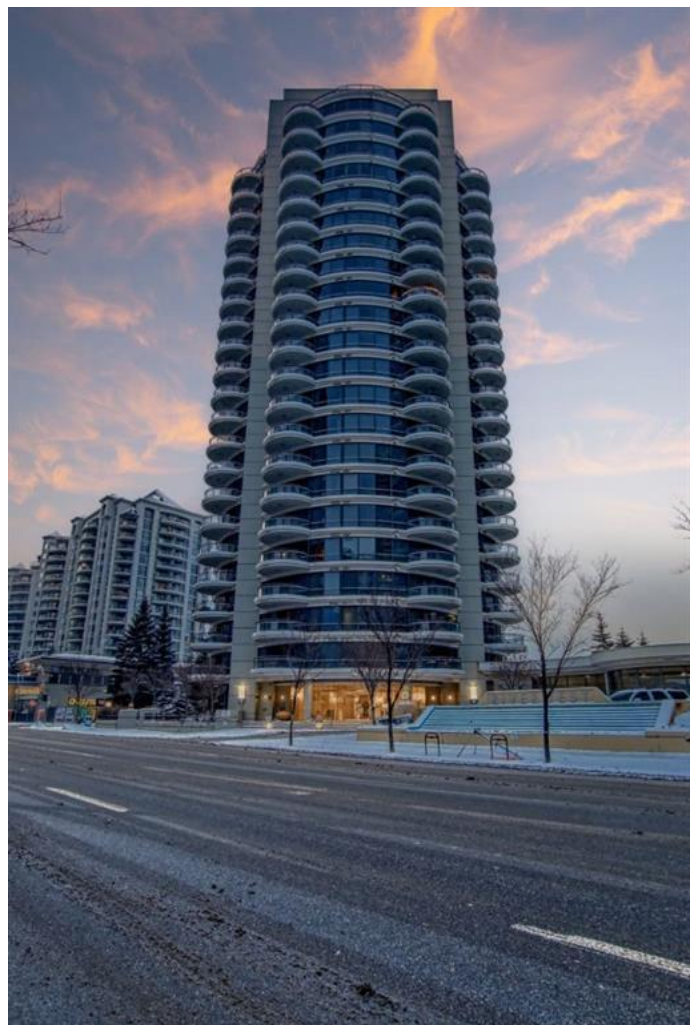
Downtown West End, Calgary, Alberta

Welcome to The Barclay at Riverwest, where luxury living reaches its zenith on the 16th floor of this stunning condominium. This 2-bedroom residence offers an extraordinary lifestyle, featuring unparalleled, unobstructed views of the river, majestic mountains, and the dazzling downtown skyline of Calgary.

Located in the vibrant West End, this residence is a mere stone's throw away from the eclectic restaurants in Kensington, picturesque parks, the Bow River Pathway, and provides convenient access to the LRT for a seamless commute. It's an ideal location for those who relish the dynamic energy of urban living while savoring the tranquility of nature. Step into a world of elegance as you enter this condo, where floor-to-ceiling curved windows flood the space with natural light, showcasing the breathtaking scenery that envelops you. The open-concept living and dining area is complemented by a cozy gas fireplace, creating the perfect ambiance for both relaxation and entertaining.

A glass-enclosed office adds versatility, ideal for those who work from home or desire a dedicated study area. The gourmet kitchen is a chef's dream, boasting designer full-height cabinets, an island with a raised bar, and gleaming stainless steel appliances that elevate the cooking experience.

The master bedroom is a sanctuary of comfort with two closets and a private ensuite, offering a serene retreat. The second bedroom opens up to a secondary balcony, providing even



more awe-inspiring views. Both bathrooms feature heated tile flooring and Kohler toilets, adding a touch of luxury to daily life. Practical features include in-suite laundry with a washer and dryer, granite countertops in the kitchen and bathrooms, sleek lighting fixtures, an assigned storage locker, and a convenient parking stall in the heated underground parkade. Living at The Barclay at Riverwest grants you access to a plethora of amenities, including indoor swimming pool & hot tub, gym, game room & party room, daytime concierge service, and overnight security. Enjoy the added convenience of free overnight stay underground visitor parking. Located just 1 block from the LRT Free Zone, near an off-leash dog park, across from Kensington, River Pathways, and many hotspots. Don't miss the opportunity to make this remarkable condo your new home. Immerse yourself in the perfect blend of style, convenience, and natural beauty. Contact us today to schedule a viewing and experience the epitome of urban luxury living!

Built in 2003

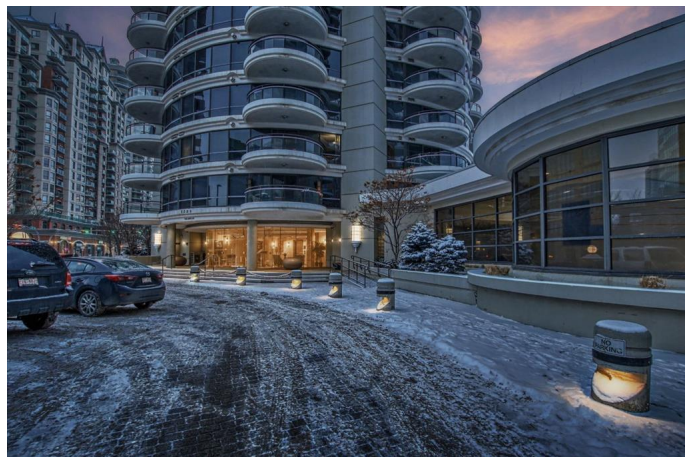
Essential Information

MLS® #	A2112062
Price	\$489,900
Sold Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)

Status Sold

Community Information

Address 1601, 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, Pool, Recreation Room, Snow Removal, Spa/Hot Tub, Storage
Parking Spaces 1
Parking Assigned, Heated Garage, Secured, Stall, Underground

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating Baseboard, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Blower Fan, Gas, Living Room, Mantle
of Stories 23

Exterior

Exterior Features Other
Construction Concrete
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2024
Date Sold March 20th, 2024
Days on Market 13
Zoning DC
HOA Fees 898.68
HOA Fees Freq. MON

Listing Details

Listing Office Unison Realty Group Ltd.

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