

\$474,000 - 1301, 1088 6 Avenue Sw, Calgary

MLS® #A2112199

\$474,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

3 bedroom, 2 bathroom, two underground parking spaces, weight room and pool and hot tub. Welcome to Riverwest, this Downtown West End building is just steps from the Bow River pathway and Kensington. This unit sits perched with views of the Bow River and the river valley. Well laid out floor plan for this unique building. The primary bedroom can fit a king bed and two side tables while the second bedroom will fit a queen bed, the third bedroom with closet, will also fit a queen sized bed.. The floor plan includes a kitchen with centre island overlooking the dining area and flows directly on to the living room. Included are floor-to-ceiling windows and a cozy gas fireplace. This unit has been updated with new paint and flooring throughout. The building boasts heated, secure underground parking and a fitness centre, pool and hot tub, party lounge and recreation area. Concierge services daily during the week and onsite security seven days a week. One of the better floor plans in this size in the building.

Built in 2004

Essential Information

MLS® #	A2112199
Price	\$474,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1301, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	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
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	24

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 4th, 2024
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Date Sold	March 7th, 2024
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Sather Real Estate Pro Brokers Ltd.

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