

\$625,000 - 1101, 1088 6 Avenue Sw, Calgary

MLS® #A2117138

\$625,000

2 Bedroom, 2.00 Bathroom, 1,262 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to your dream home in the heart of Calgary's downtown Westend, where luxury meets sophistication in this fully customized 2-bedroom, 2-bathroom apartment on the 11th floor. Spanning 1,262 sqft, this residence boasts an open concept floorplan with unobstructed panoramic views from all angles of the home overlooking the Bow River and the charming Kensington community. This one of one unit has had high-end jaw dropping renovations done in recent years, including not one, but three parking stalls, adding to the exclusivity of this urban oasis featuring upgraded luxury engineered hardwood plank flooring and modern-inspired level 5 smooth finished ceilings throughout. As you walk in, you'll be greeted by a chef-inspired dream kitchen showcasing an oversized waterfall island with cabinetry space on both sides, a custom range hood fan, and quartz countertops that extend seamlessly throughout the home. Built-in kitchen pullouts, a spice rack, and a pantry provide ample storage, while under-cabinet lighting complements the stunning 3D mosaic kitchen backsplash. The kitchen is equipped with a top of the line \$20,000 Frigidaire Professional series appliance package, including an oversized built-in fridge and freezer, induction cooktop, and two built-in ovens, one of which is a microwave convection oven. Entertain guests in the full-sized dining room, and then retreat to the spacious living area surrounded by floor-to-ceiling windows, capturing the beauty



of seasonal changes year-round. Enjoy the
 ambiance of the newly installed gas fireplace
 on colder days, complementing the custom
 entertainment wall adorned with MDF millwork
 and tile. The master bedroom is truly a
 sanctuary, measuring 20ft x 19ft, complete
 with a custom-built closet galore and an
 ensuite bathroom, leaving you with endless
 storage. Experience breathtaking sunsets from
 your private balcony adjoining the master
 bedroom. Both bathrooms in the residence
 have been tastefully renovated to match the
 modern finishes found throughout the home.
 The second bedroom, accessed through
 custom French glass doors, includes its own
 balcony, making it an ideal guest bedroom or
 the perfect space for a work-from-home office.
 When you think the upgrades are complete,
 you will notice the meticulous attention to
 detail and unparalleled finishes, including a
 stunning lighting package, upgraded closet
 doors, upgraded hallway doors and baseboard
 trim in a modern finished grey paint,
 complementing all gold handles and plumbing
 fixtures throughout the home. This luxurious
 apartment is an exceptional opportunity to
 indulge in downtown living at its finest. It has
 building amenities, including an Indoor
 Swimming Pool & Hot Tub, Gym, Game Room
 & Party Room, Daytime Concierge Service, &
 Overnight Security & free overnight stay
 underground visitor parking. Located 1 Block
 from the LRT Free Zone, off-leash Dog Park,
 across from Kensington, River Pathways &
 many Hotspots! Don't miss the chance to call
 this exquisite residence your own.

Built in 2003

Essential Information

MLS® #	A2117138
Price	\$625,000
Sold Price	\$620,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1101, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5N3

Amenities

Amenities	Fitness Center, Indoor Pool, Parking, Spa/Hot Tub, Storage
Parking Spaces	3
Parking	Assigned, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, French Door, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Induction Cooktop, Range Hood, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Tile
# of Stories	23

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 30th, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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