

\$480,000 - 1705, 1088 6 Avenue Sw, Calgary

MLS® #A2179152

\$480,000

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Perched on the 17th floor with jaw-dropping western views of the river and mountains, this newly refreshed 1035 sq ft apartment in Barclays at Riverwest is a modern urban oasis. Step inside an open-concept living space featuring brand-new luxury vinyl plank flooring and fresh paint throughout. The kitchen boasts sleek granite countertops, a spacious island with a breakfast bar, and ample cabinetry—perfect for the home chef and casual entertaining. The living room, bathed in natural light from floor-to-ceiling gallery windows, invites you to unwind by the gas fireplace or enjoy the breeze with the added convenience of an in-unit air conditioner. The primary suite is your private retreat, complete with a walk-through his-and-hers closet and a stylish ensuite. A well-appointed secondary bedroom is just steps from the main bathroom, offering privacy and comfort for guests or family. In-suite laundry, a dedicated storage unit, and TWO heated underground parking stalls make daily life a breeze. Plus, you'll enjoy many premium building amenities, including a heated pool and hot tub, a fully equipped fitness centre, recreation and party rooms, and secure bike storage. With concierge service on weekdays and evening security seven days a week, your peace of mind is assured. Located in the vibrant west end of downtown, you're just minutes from the LRT, scenic riverside paths, and the best of urban dining, shopping, and entertainment. This unit has it all—style,



convenience, and unbeatable views. Don't miss your chance to live in one of the most sought-after buildings in the city!

Built in 2004

Essential Information

MLS® #	A2179152
Price	\$480,000
Sold Price	\$459,250
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1705, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Trash, Visitor Parking, Bicycle Storage, Indoor Pool, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	23

Exterior

Exterior Features	Balcony
Roof	Membrane, Flat, Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	December 3rd, 2024
Days on Market	19
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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