

# \$400,000 - 402, 1088 6 Avenue Sw, Calgary

MLS® #A2242762

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

TWO BALCONIES | 2 BED + DEN (OR 3 BEDROOMS) | FIREPLACE | RIVER VIEWS | INDOOR POOL & GYM | IN-SUITE LAUNDRY | BRAND NEW FLOORING

Welcome to Riverwest—where downtown convenience meets comfort and style. This spacious condo in the sought-after Barclay building offers a flexible layout with two large bedrooms, a full-sized den that easily converts to a third bedroom, and two private balconies overlooking the Bow River. The just-installed luxury vinyl plank flooring sets the tone for the bright, open-concept living space, complete with floor-to-ceiling windows and a cozy gas fireplace. The kitchen checks every box with granite counters, new stainless steel appliances, and plenty of storage. Both bathrooms feature heated floors, and the primary suite includes a walk-through closet and private ensuite. You'll also love the in-suite laundry, underground parking, and separate storage locker. As a resident, you'll have access to top-tier amenities: indoor pool and hot tub, fitness centre, owner's lounge, concierge, and heated visitor parking. All this just steps from the Bow River pathways, the free LRT zone, and the best of downtown living.

Built in 2003

## Essential Information

MLS® #

A2242762



|                |                   |
|----------------|-------------------|
| Price          | \$400,000         |
| 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, Parking, Recreation Room, Secured Parking, Visitor Parking, Indoor Pool, Spa/Hot Tub |
| 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                    |
| 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    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | DC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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