

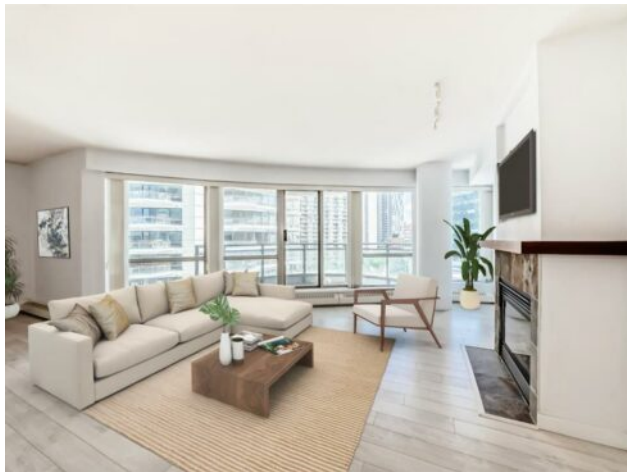


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

703, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2239963



\$348,888

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Portable Air Conditioner, Two(2) Shelves in Den, Two(2) Shelves in Laundry Room, TV Wall Mount

Welcome to this impeccably maintained residence in the prestigious Barclay at Riverwest—one of Calgary’s most desirable downtown addresses! This bright and airy southeast-facing unit features one bedroom, one bathroom, and a spacious den - all designed with comfort and functionality in mind. Floor-to-ceiling windows fill the open-concept living space with natural light and showcase sweeping city views from every angle. The well appointed kitchen offers ample cabinetry and counter space, seamlessly connecting to the dining area and expansive living room which features a gas fireplace, a full wall of windows, and access to an oversized balcony - the perfect space for all your entertaining needs! The generous primary bedroom includes his-and-hers closets and direct access to the fully equipped 4 piece bathroom. The bonus den provides excellent flexibility - ideal for a home office, guest room, or hobby space. Additional features include in-suite laundry, secure underground parking, and a dedicated storage locker. Enjoy the numerous luxury amenities the building has to offer, including a heated indoor pool, hot tub, full gym, party room, and ample underground visitor parking for your guests’ convenience. This pet friendly building is situated perfectly - just steps from the Bow River pathways, dog parks, LRT, and some of Calgary’s top restaurants, shops, and cultural hotspots. With quick access to 14th Street, Crowchild Trail, and Bow Trail, commuting is effortless. This is urban living at its finest, don’t miss the opportunity to call this move in ready unit at Barclay at Riverwest home!