



GRASSROOTS
REALTY GROUP

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

402, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2242762



\$400,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,132 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, In Floor

Floors: Stone, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 790

LLD: -

Zoning: DC

Utilities: -

Inclusions: n/a

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.