

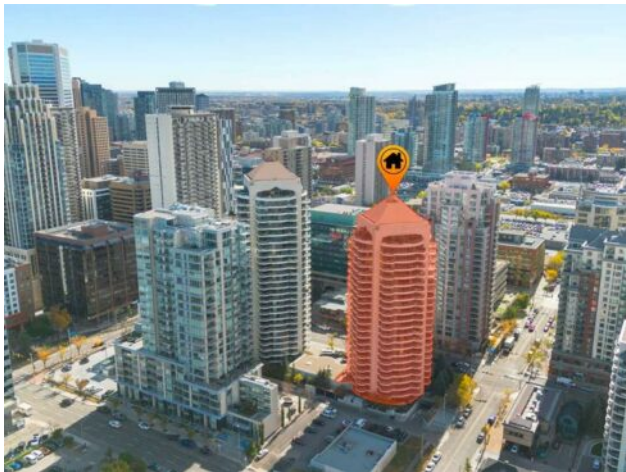


GRASSROOTS
REALTY GROUP

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1901, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2262098



\$799,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,048 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,391
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage		

Inclusions: As is, where is. Seller makes no representations or warranties

Welcome to Riverwest, where sophistication meets serenity at one of Calgary's iconic and prestigious addresses in the Downtown West End. This exceptional corner suite spans over 2,000+sq.ft of pure elegance, 2 Bedroom+1 Den /Office ,wrapped in panoramic views of the Bow River, and dazzling city skyline—a rare fusion of natural beauty and urban vibrance. Wake up to breathtaking river views and wind down with city lights dancing on the water—every room in this home offers a front-row seat to Calgary's finest scenery. Whether you're sipping your morning coffee on one of the three private terraces, or entertaining guests against a backdrop of sunsets over the river, this home offers a lifestyle that's as luxurious as it is unforgettable. Step inside and experience refined living with floor-to-ceiling windows that flood the space with natural light. The kitchen is both stylish and functional, featuring granite countertops, custom maple cabinetry, stainless-steel appliances, and a spacious breakfast bar—perfectly integrated with the open-concept dining and living areas to create a seamless space for cooking, dining, and entertaining. The primary suite is a private oasis designed for ultimate relaxation—complete with its own terrace, a walk-in closet, and a spa-like ensuite with a jetted soaker tub, glass shower, and dual vanity. A versatile third bedroom with sweeping views offers the perfect blend of function and style—ideal as a private home office, den, or guest room for the modern urban professional. This home is thoughtfully appointed with hardwood and tile flooring, central A/C, and two titled underground parking stalls for added comfort and convenience. As a resident of Riverwest, you'll enjoy resort-style amenities including pool, gym, lounge area with ping pong/pool table, daytime concierge and

overnight security. Step outside and you're mere moments from the Bow River pathways, CTrain station, acclaimed restaurants, boutique shopping, and Calgary's vibrant downtown core.