



**705, 1088 6 Avenue SW
Calgary, Alberta**

MLS # A2273685



\$429,900

Division: Downtown West End

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,035 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 2 **Baths:** 2

Garage: Secured, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 790

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Baseboard

Floors: Concrete, Tile, Vinyl Plank, Wood

Roof: -

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub

Inclusions: added cabinets in the living room and the second bedroom

This stunning, move-in-ready condo features a highly sought-after floor plan with two bedrooms and two full bathrooms thoughtfully positioned on opposite sides of the unit for maximum privacy—a rare and desirable layout. With its sunny southwest exposure, the home is filled with natural light throughout the day, creating a warm and welcoming atmosphere. The spacious balcony offers beautiful views of the Bow River, perfect for relaxing and entertaining. Just steps from Kensington's renowned restaurants, shops, and services, this immaculate one-owner residence has been meticulously cared for and extensively upgraded. The gourmet kitchen has been stylishly refaced and includes a brand-new induction stove along with custom built-in storage that enhances both design and functionality. Elegant hardwood flooring spans the living and dining areas, while the bedrooms feature brand-new luxury vinyl plank. The entire unit has been freshly painted in a crisp, bright, neutral tone. Additional modern conveniences include new kitchen and vanity faucets, as well as a full-size Electrolux washer and dryer located in the in-suite laundry area. Throughout the home, ample custom-built cabinetry provides exceptional storage and organization. Residents of this exceptional building enjoy access to an indoor swimming pool, a relaxing hot tub, and a fully equipped gym. Convenience and security are top priorities, with secure heated underground parking, concierge service, after-hours security, and visitor parking. This unit includes one assigned underground parking stall and storage unit. Situated mere steps from the Bow River pathway and Calgary's vibrant downtown core, this location offers unparalleled access to shopping, dining, outdoor recreation, and public transit via the nearby C-Train station in the free fare zone. Experience sophisticated inner-city living in a

building celebrated for its quality construction, unique architecture, and outstanding amenities. Contact us today to schedule your private viewing of this exceptional property.