



GRASSROOTS
REALTY GROUP

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**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 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
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		

Welcome to one of Calgary's most prestigious addresses in the Downtown West End. This stunning, move-in-ready unit offers a highly desirable floor plan featuring two bedrooms and two full bathrooms situated on opposite sides of the condo for maximum privacy, a layout rarely available and much sought after. With a sunny southwest exposure, the home is filled with natural light throughout the day, providing an inviting and warm living space. *** The Balcony features view of the Bow River and the Rocky Mountains. *** This turn-key home is just steps away from Kensington's renowned restaurants, shops, and services. This immaculate, one-owner home has been meticulously maintained and extensively updated, combining upscale finishings with practical, modern upgrades: Gourmet Kitchen: The kitchen has been stylishly refaced and features a brand-new induction stove and custom built-in storage/cabinets. Elegant Interiors: Enjoy beautiful hardwood flooring in the living and dining areas, complemented by brand-new luxury vinyl plank in the bedrooms' flooring. The entire unit has been freshly painted in crisp, neutral tones. Modern Conveniences: Brand-new kitchen and vanity faucets, and the in-suite laundry features a full-size Electrolux washer and dryer. Custom Storage: Ample, custom-built storage and cabinets have been integrated to maximize space and functionality. Health & Wellness: Take advantage of the immaculately designed indoor swimming pool, a relaxing hot tub, and a fully equipped gym and yoga studio. Convenience & Security: The building offers secure, heated underground parking, after-hour security, concierge service, and visitor parking. This unit includes one assigned secured underground parking stall. Prime Location: Located just steps from the Bow River pathways and the vibrant downtown core, you are minutes away from shopping, dining,

and public transit via the C-Train.Embrace sophisticated inner-city living in a building known for its quality construction, unique architecture, and exceptional features. Contact us today to schedule a viewing of this exceptional property.