



1205, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2288236



\$395,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Electric, Fireplace(s)	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

For more information, please click the "More Information" button. This 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. 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 and Rocky Mountains, perfect for relaxing and entertaining. Just steps from Kensington's renowned restaurants, shops, and services. 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 two assigned underground parking stalls 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.