



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

**MLS # A2296032**



**\$400,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 790
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage

**Inclusions:** additional built in cabinets in the living room and second bedroom

Welcome to Barclay at Riverwest. This bright, updated condo offers a rare layout within the building, with two bedrooms and two full bathrooms positioned on opposite sides, ideal for privacy. Sunny southwest exposure fills the home with natural light throughout the day, while the spacious balcony offers Bow River views, perfect for relaxing or entertaining. The kitchen has been tastefully refaced and features a brand-new induction stove, granite countertops, and an updated backsplash, flowing seamlessly into the open-concept living and dining area. Custom built-in storage is thoughtfully integrated throughout the home, including the living area, bedroom, and a full-height storage unit, offering exceptional functionality rarely found in condo living. Hardwood flooring runs through the main living areas, while both bedrooms feature new flooring. The entire unit has been freshly painted in a clean, modern neutral palette. Additional features include updated kitchen and bathroom faucets, full-size in-suite laundry with Electrolux washer and dryer, and a dedicated storage locker for added convenience. Residents of Barclay at Riverwest enjoy access to an indoor pool, hot tub, fitness centre, concierge service, secure heated underground parking, visitor parking, and after-hours security. Located just steps to the Bow River pathways, Kensington's shops and restaurants, and with easy access to downtown and the C-Train, this is a standout opportunity for inner-city living.