



**301, 1088 6 Avenue SW
Calgary, Alberta**

MLS # A2302680



\$459,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,263 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 967
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home		

Inclusions: BBQ and furniture is negotiable

Welcome to this beautiful and spacious 3 Bedroom condo, boasting an exceptional layout with 1263 square feet of luxurious living space. All located in a quiet, safe, pet-friendly, CONCRETE BUILDING with top of class amenities including a swimming pool. As you step inside, you'll notice an abundance of natural light from the floor to ceiling windows with NW views of the Bow River. Enjoy the flow of this great floorplan with new luxury vinyl plank flooring, high ceilings, upgraded appliances, granite stone countertops, ample counter space, generous cupboard storage, under-cabinet lighting, a large eat-up bar, and plenty of room for a dining table. The open and inviting living room is complete with cozy gas fireplace with mantle and stone surround. Down the hall, the primary bedroom boasts a full bathroom with heated tile flooring, bathtub and stylish vanity. The second bedroom is generously sized, perfect for family or guests. As well, there is a 3 piece bathroom with stand up shower. The bonus features of this unit are the 2 separate balconies and 3rd bedroom that can also be used as a home office, yoga studio or flex space. This condo also includes in-suite laundry, additional storage spaces and TWO Underground heated parking stalls! River West is one of the premier city-center complexes and one of the few offering a private swimming pool, hot tub, fully equipped fitness center, and a social lounge. Perfect for playing cards, birthday parties or family gatherings. Additional features include secured heated underground visitor parking and concierge. This safe and quiet building is in a prime location, only steps to the Bow River pathway system. You can enjoy the convenience of walking to work, hopping on the LRT, quick access over the bridge to the plentiful coffee shops and restaurants of Kensington, or take a stroll to Eau Claire. Steps from the building is lovely

Bowforth Park with a fenced off-leash dog park, allowing your pets to run free. This solid, concrete high-rise, built by the renowned Bosa Developments, offers some of the lowest condo fees per sq ft in the downtown core, a well-managed condo board, reception (Monday-Friday) and a controlled-access security system. Whether you're looking for a great place to call home or a fantastic investment opportunity, this property has it all!