



GRASSROOTS
REALTY GROUP

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904, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2128249



\$429,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,070 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: n/a

Experience elegance and convenience at The Barclay in Riverwest! Revel in this sun-drenched south exposed unit offering breathtaking river views to the west. Riverwest offers a ton of valuable amenities including fitness center, indoor hot tub and pool, concierge/security, underground visitor parking, an owner's lounge with a pool table, bike storage and repair station, and on-site management. This spacious unit boasts two bedrooms plus a den, two bathrooms, 1,069 SqFt, underground parking, additional storage, and in-suite laundry, all reflecting meticulous ownership. Situated on the ninth floor, the open layout and expansive windows showcasing river views from your multiple balconies. Enhanced with upgraded white oak hardwood floors, updated appliances, granite countertops, floor-to-ceiling windows, a gas fireplace, and more. Prime location with Kensington, Eau Claire, river pathways, and the "free" LRT zone mere steps away.