



802, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2138278



\$445,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,092 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 734
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

WELCOME TO A WONDERFUL UNIT IN AN AMAZING LOCATION. PANORAMIC RIVER AND VALLEY VIEWS. 2 BALCONIES. THE LOVELY KITCHEN FEATURES GRANITE COUNTER TOPS AND ISLAND FOR CASUAL DINING, TILE BACKSPLASH, AND LOVELY CABINETRY. LARGE DINING ROOM. THE LIVING ROOM FEATURES A BUILT-IN TILE SURROUNDED GAS FIREPLACE. PRIVATE DEN. 2 LARGE BEDROOMS. 2 BATHROOMS. THE MASTER ENSUITE FEATURES A SEPARATE SHOWER AND SOAKER TUB. A WALK TO DOWNTOWN, KENSINGTON, LRT, AND EAU CLAIR. THE RIVER WEST COMPLEX FEATURES A SWIMMING POOL, HOT TUB, GAMES ROOM, FITNESS CENTRE, AND ASSIGNED STORAGE LOCKER. INTERIOR HEATED PARKING.