



**502, 1088 6 Avenue SW  
Calgary, Alberta**

**MLS # A2152533**



**\$439,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 734
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to your beautifully renovated oasis in the heart of Calgary! Located in the BARCLAY AT RIVERWEST , this stunning condo unit offers a perfect blend of luxury and convenience. As you step inside, you'll be greeted by an abundance of natural light pouring in through the sunny floor to ceiling windows, creating a warm and inviting atmosphere throughout the space. The expansive living area boasts neutral paint colors ,and features a cozy fireplace, perfect for relaxing evenings or entertaining guests. You will also enjoy a seamless flow into the formal dining and beyond into the spacious kitchen with island. This condo offers TWO bedrooms, TWO bathrooms with HEATED TILE FLOORING, and a large DEN/OFFICE providing ample space for a family or guests. There is a large deck off of the living room as well as off the primary bedroom suite. The spacious open kitchen is a chef's dream, equipped with sleek granite countertops and plenty of storage space. Whether you're preparing a gourmet meal or enjoying a quick breakfast at the breakfast bar, this kitchen is sure to impress. BARCLAY AT RIVERWEST offers a pampered lifestyle with an abundance of amenities including: INDOOR POOL AND JACUZZI, FITNESS CENTER WITH GYM, OWNER'S LOUNGE, BILLIARDS AND GAMES ROOM, FULLY EQUIPPED PARTY ROOM FOR ENTERTAINING, and CONCIERGE! Also, take advantage of the BIKE STORAGE and VISITOR PARKING. With your unit, you will enjoy assigned parking and storage to ensure convenience and peace of mind. With its prime location in the heart of Calgary, this condo offers easy access to shopping, dining, entertainment, river pathways, Prince's Island park and transportation options (LRT one block away.) Whether you enjoy the vibrant downtown scene or the tranquility of nearby parks, the Bow river and green spaces, you'll love

calling this condo home. Don't miss your chance to experience luxury urban living at its finest. Schedule a showing today and discover everything this condo has to offer!