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703, 1088 6 Avenue SW  
Calgary, Alberta

MLS # A2232740



\$349,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** Portable Air Conditioner, Two(2) Shelves in Den, Two(2) Shelves in Laundry Room, TV Wall Mount

Welcome to this beautifully maintained home in the highly sought-after Barclay at Riverwest! Featuring one bedroom, one bathroom, and a spacious den, this pet friendly, southeast facing unit boasts floor to ceiling windows that flood the open-concept layout with natural light and offer stunning city views from every corner. The well-equipped kitchen provides ample storage and counter space, flowing seamlessly into the dining area and large living room, which features a wall of windows, a gas fireplace, and access to the oversized balcony—perfect for both cooking and entertaining. The generous primary bedroom offers dual closets (his-and-hers) and direct access to the home's 4-piece bathroom. Additional highlights include a versatile den—ideal for a home office or guest space—in-suite laundry, secure underground parking, and a separate storage locker. Enjoy premium building amenities including an indoor pool, hot tub, fully equipped gym, party room, and ample visitor parking. Positioned in an unbeatable location, you're just steps from Bow River pathways, the LRT, dog parks, and some of Calgary's best dining, shopping, and cultural destinations. Commuting is a breeze with quick access to 14th Street, Crowchild Trail, and Bow Trail, ensuring seamless connectivity across the city. Move-in ready and available for the first time on the market, this is urban living at its finest—don't miss your chance to own in one of the city's most desirable buildings!