



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #502, Calgary T2P5N3

MLS® #: **A2116450**

Area: **Downtown West End**

Listing Date: **03/20/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,075**
Low Sqft:
Ttl Sqft: **1,075**

Access:
Lot Feat:
Park Feat:

Parkade

DOM

60

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`11" x 4`2"
Kitchen	Main	9`7" x 10`1"
Balcony	Main	14`0" x 9`2"
Bedroom - Primary	Main	11`7" x 15`3"
3pc Bathroom	Main	6`0" x 6`2"
Balcony	Main	13`10" x 7`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	6`5" x 4`1"
Living Room	Main	14`9" x 9`2"
Bedroom	Main	12`9" x 10`2"
4pc Ensuite bath	Main	10`2" x 4`11"
Office	Main	8`11" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$734

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0313153**

Remarks

Pub Rmks: **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 hardwood flooring, 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, 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!**

Inclusions: n/a
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









