



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #1102, Calgary T2P 5N3

MLS®#: **A2118990**

Area: **Downtown West End**

Listing Date: **04/04/24**

List Price: **\$465,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 23-Apr**

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: **1,072**
Low Sqft:
Ttl Sqft: **1,072**

Access:

Lot Feat:

Park Feat:

Assigned,Parkade,Stall,Underground

DOM

45

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`7" x 13`10"	Kitchen	Main	9`7" x 7`11"
Dining Room	Main	10`10" x 7`1"	Bedroom - Primary	Main	14`0" x 11`6"
3pc Ensuite bath	Main		Bedroom	Main	12`2" x 10`1"
Office	Main	9`0" x 7`9"	3pc Bathroom	Main	
Balcony	Main	13`0" x 7`1"	Storage	Main	3`2" x 2`10"
Laundry	Main	4`11" x 3`11"	Foyer	Main	6`1" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$770

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0313153**

Remarks

Pub Rmks: **Welcome to Barclay at Riverwest! This 2 bed, 2 bath, PLUS a den condo, located on the 11th floor, offers over 1,070sf of living space. As soon as you enter you're greeted by floor-to-ceiling windows that flood the rooms with natural light and showcases the gorgeous views of the Bow River and Kensington. Hardwood flooring with an open-concept layout seamlessly connects the living room, dining area, and kitchen, creating the perfect setting for entertaining guests or simply relaxing in style. The kitchen features stainless steel appliances, including a BRAND NEW 30" stove and dishwasher, complemented by granite countertops and a convenient breakfast bar for casual dining. Step out onto the large balcony to enjoy your morning coffee or evening cocktails while soaking in the picturesque scenery or cozy up by the fireplace on chilly nights. The den offers versatility as an ideal home office or craft room. Both bedrooms are generously sized, with the master bedroom featuring a 4-piece ensuite complete with a soaker tub and its own private balcony, offering views of downtown Calgary. Ensuite laundry, TWO heated underground parking spaces, and a storage locker included with the unit. Residents of the building enjoy access to a host of amenities, including secured entry, a swimming pool, spa/hot tub, exercise room, and a recreation room with a pool table. Located just steps away from downtown living, the Bow River pathway system, Kensington shops, and C-Train access, this condo offers the perfect blend of luxury, convenience, and urban lifestyle. Don't miss out on this opportunity to experience downtown living at its finest! Schedule your private viewing today.**

Inclusions: **Dishwasher, Dryer, Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings**
Property Listed By: **Real Broker**

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











