



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #804, Calgary T2P 5N3

MLS® #: **A2156992** Area: **Downtown West End** Listing Date: **08/13/24** List Price: **\$435,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,088**
 Low Sqft:
 Ttl Sqft: **1,088**

DOM

36
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**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	17`3" x 11`1"	Den	Main	10`3" x 11`6"
Bedroom - Primary	Main	21`3" x 11`7"	Dining Room	Main	11`1" x 6`0"
Kitchen	Main	8`4" x 10`2"	Living Room	Main	18`0" x 19`5"
3pc Bathroom	Main	8`1" x 6`2"	4pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$770** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0313153**

Remarks

Pub Rmks: **Welcome to Riverwest, one of downtown Calgary's best condos. This family and pet-friendly building has a great sense of community and amenities. The two towers are connected by a recreation hub featuring an indoor pool, a hot tub, a billiards table, a party room, a fully equipped fitness center, and a concierge. You are steps away from the free downtown LRT zone, a fenced dog park, the Bow River & all its trails. The home has a great open-concept living/dining room and kitchen with granite countertops and stainless steel appliances. The full-height windows and 9-foot ceilings keep the space bright while the hardwood floors and gas fireplace add to the warmth of the home. This condo has 2 spacious bedrooms plus a den that is currently acting as a third bedroom. The bathrooms also feature granite countertops and heated tile floors. The two round balconies have views of the East, South, and West toward the mountains. This home is tenant-occupied and would make a great addition to your portfolio or as a new home for you next year.**

Inclusions:
Property Listed By: **2 bar stools
CIR Realty**

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







