



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #1705, Calgary T2P 5N3

MLS® #: **A2179152** Area: **Downtown West End** Listing Date: **11/14/24** List Price: **\$480,000**
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:

Finished Floor Area

Abv Sqft: **1,035**
Low Sqft:
Ttl Sqft: **1,035**

DOM

7

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof: **Flat,Membrane,Metal**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	30`9" x 21`5"
Laundry	Main	4`8" x 2`9"
Bedroom	Main	15`5" x 13`3"
3pc Bathroom	Main	7`2" x 5`8"
Balcony	Main	13`3" x 7`0"

Room	Level	Dimensions
Kitchen	Main	11`1" x 9`7"
Bedroom - Primary	Main	16`9" x 12`3"
4pc Ensuite bath	Main	8`7" x 8`7"
Foyer	Main	10`0" x 3`7"

Legal/Tax/Financial

Condo Fee:
\$718

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0313153**

Remarks

Pub Rmks:

Perched on the 17th floor with jaw-dropping western views of the river and mountains, this newly refreshed 1035 sq ft apartment in Barclays at Riverwest is a modern urban oasis. Step inside an open-concept living space featuring brand-new luxury vinyl plank flooring and fresh paint throughout. The kitchen boasts sleek granite countertops, a spacious island with a breakfast bar, and ample cabinetry—perfect for the home chef and casual entertaining. The living room, bathed in natural light from floor-to-ceiling gallery windows, invites you to unwind by the gas fireplace or enjoy the breeze with the added convenience of an in-unit air conditioner. The primary suite is your private retreat, complete with a walk-through his-and-hers closet and a stylish ensuite. A well-appointed secondary bedroom is just steps from the main bathroom, offering privacy and comfort for guests or family. In-suite laundry, a dedicated storage unit, and TWO heated underground parking stalls make daily life a breeze. Plus, you'll enjoy many premium building amenities, including a heated pool and hot tub, a fully equipped fitness centre, recreation and party rooms, and secure bike storage. With concierge service on weekdays and evening security seven days a week, your peace of mind is assured. Located in the vibrant west end of downtown, you're just minutes from the LRT, scenic riverside paths, and the best of urban dining, shopping, and entertainment. This unit has it all—style, convenience, and unbeatable views. Don't miss your chance to live in one of the most sought-after buildings in the city!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











