



THE
A-TEAM

**RE/MAX
FIRST**

1088 6 Avenue #904, Calgary T2P 5N3

MLS® #: **A2179939** Area: **Downtown West End** Listing Date: **11/18/24** List Price: **\$419,900**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,069**
 Low Sqft:
 Ttl Sqft: **1,069**

Parkade, Underground

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`9" x 16`7"	Kitchen	Main	10`0" x 8`2"
Dining Room	Main	8`5" x 7`3"	Bedroom - Primary	Main	20`11" x 10`2"
Bedroom	Main	14`1" x 11`0"	Office	Main	10`3" x 7`6"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$770

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0313153

Remarks

Pub Rmks: **Experience elegance and convenience at The Barclay in Riverwest! Revel in this sun-drenched south exposed unit offering breathtaking river views to the west. Riverwest offers a ton of valuable amenities including fitness center, indoor hot tub and pool, concierge/security, underground visitor parking, an owner's lounge with a pool table, bike storage and repair station, and on-site management. This spacious unit boasts two bedrooms plus a den, two bathrooms, 1,069 SqFt, underground parking, additional storage, and in-suite laundry, all reflecting meticulous ownership. Situated on the ninth floor, the open layout and expansive windows showcasing river views from your multiple balconies. Enhanced with upgraded white oak hardwood floors, updated appliances, granite countertops, floor-to-ceiling windows, a gas fireplace, and more. Prime location with Kensington, Eau Claire, river pathways, and the "free" LRT zone mere steps away.**

Inclusions: n/a

Property Listed By: RE/MAX House of Real Estate

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















