

# \$349,900 - 703, 1088 6 Avenue Sw, Calgary

MLS® #A2232740

**\$349,900**

1 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this beautifully maintained home in the highly sought-after Barclay at Riverwest!

Featuring one bedroom, one bathroom, and a spacious den, this pet friendly, southeast facing unit boasts floor to ceiling windows that flood the open-concept layout with natural light and offer stunning city views from every corner.

The well-equipped kitchen provides ample storage and counter space, flowing seamlessly into the dining area and large living room, which features a wall of windows, a gas fireplace, and access to the oversized balcony—perfect for both cooking and entertaining.

The generous primary bedroom offers dual closets (his-and-hers) and direct access to the home's 4-piece bathroom.

Additional highlights include a versatile den—ideal for a home office or guest space—in-suite laundry, secure underground parking, and a separate storage locker.

Enjoy premium building amenities including an indoor pool, hot tub, fully equipped gym, party room, and ample visitor parking.

Positioned in an unbeatable location, you're just steps from Bow River pathways, the LRT, dog parks, and some of Calgary's best



dining, shopping, and cultural destinations.  
Commuting is a breeze with quick access to 14th Street, Crowchild Trail, and Bow Trail, ensuring seamless connectivity across the city.

Move-in ready and available for the first time on the market, this is urban living at its finest—don't miss your chance to own in one of the city's most desirable buildings!

Built in 2004

**Essential Information**

MLS® #	A2232740
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	703, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Visitor Parking, Indoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Assigned, Secured

## Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	23

## Exterior

Exterior Features	Balcony, Other
Roof	Metal
Construction	Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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