1203 1088 6 Avenue SW

Calgary | Active | MLS® A2357317

$329,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2003**	**891.04 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to The Barclay at Riverwest! Located on the 12th floor, this spacious 1-bedroom plus den condo offers approximately 890 sq. ft. of comfortable downtown living, with beautiful city views and a fantastic location in Calgary's Downtown West End. The unit has been tastefully updated with hardwood flooring replacing the original carpet and a beautifully renovated bathroom, giving the space a fresh, modern feel. The open-concept living and dining area features expansive floor-to-ceiling windows that fill the home with natural light, along with a cozy gas fireplace and direct access to your private balcony overlooking 6th Avenue. The kitchen offers granite countertops, plenty of cabinetry, and a functional layout that flows nicely into the main living space. The generously sized primary bedroom features large windows and convenient access to the updated 4-piece bathroom, while the separate den provides valuable additional space for a home office, guest area, or whatever suits your needs. You'll also appreciate the convenience of in-suite laundry, an assigned underground parking stall, and additional storage. Riverwest is a well-established concrete high-rise offering an impressive selection of amenities, including an indoor swimming pool, hot tub, fitness centre, recreation facilities, and visitor parking. Condo fees include heat and water, adding to the convenience of maintenance-free living. The location is hard to beat, with the Bow River pathways, Prince's Island Park, Kensington, downtown offices, shopping, restaurants, and the CTrain all within easy reach. Whether you're a first-time buyer, downsizer, or investor, this is a great opportunity to own a spacious, updated condo in a fantastic downtown location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357317
Bedrooms	1
Bathrooms	1
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	891.04 sq. ft.
Condo Fee:	$671.12
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	12
Stories Total:	27
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0313153
Heating:	Baseboard, Fireplace(s), Radiant
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Barclay at Riverwest
Community:	Downtown West End
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Den · 8'9" × 8'5" ·
Main Floor	Dining Room · 12'9" × 12'4" ·
Main Floor	Foyer · 14'4" × 4'4" ·
Main Floor	Kitchen · 12'1" × 7'9" ·
Main Floor	Living Room · 19'2" × 17'5" ·
Main Floor	Bedroom - Primary · 16'7" × 11'9" ·

Title to Land:	Fee Simple
Community Features:	Park, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1203-1088-6-avenue-sw-calgary-a2357317/

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