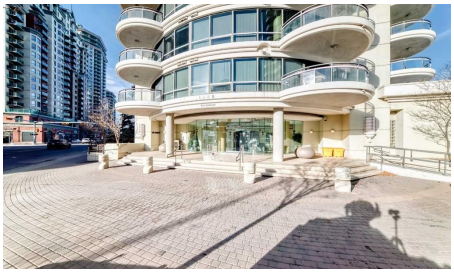
1704 1088 6 Avenue SW

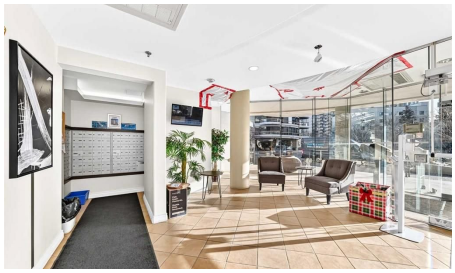
Calgary | Active | MLS® A2353612

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2003**	**1,091.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker and First Place Realty

A closer look

Move-in ready on the 17th floor of Riverwest! Boasting brand-new flooring and fresh paint throughout, this bright 2-bedroom + den, 2-bathroom condo offers an open-concept layout with 9-foot ceilings and a cozy gas fireplace. Wrapped in floor-to-ceiling windows, the south and southwest exposure delivers all-day sun and impeccable views from two private balconies. The kitchen features granite counter tops and stainless steel appliances. Complete with in-suite laundry and an underground parking stall right near the elevators.

This well-managed, pet-friendly building is packed with top-tier amenities, including a concierge, indoor swimming pool, hot tub, fitness rooms, and a party room with billiards. Unbeatable West End location just steps from the free downtown LRT zone, Bow River pathways, a fenced dog park, Kensington, and Eau Claire. Call your favorite realtor to view today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353612
Bedrooms	2
Bathrooms	2
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:	1,091.8 sq. ft.
Condo Fee:	$829.03

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Trash, Water
Front Exposure:	South
Unit Exposure:	South, Southwest
Floor Location:	Other
Entry Level:	17
Stories Total:	25
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0313153
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl
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:	Party Room, Pool, Spa/Hot Tub, Storage
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Call
Main Floor	Den · 10'4" × 7'7" ·
Main Floor	Kitchen · 10'3" × 9' ·
Main Floor	Living Room · 16'9" × 14'11" ·
Main Floor	Balcony · 13'7" × 7'2" ·
Main Floor	Entrance · 7'8" × 3'7" ·
Main Floor	Dining Room · 10'4" × 10'3" ·
Main Floor	Bedroom - Primary · 20'11" × 10'2" ·
Main Floor	Laundry · 3'3" × 2'8" ·
Main Floor	Bedroom · 13'10" × 10'9" ·
Title to Land:	Fee Simple

Community Features:	Shopping Nearby
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1704-1088-6-avenue-sw-calgary-a2353612/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 04:05 PM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.