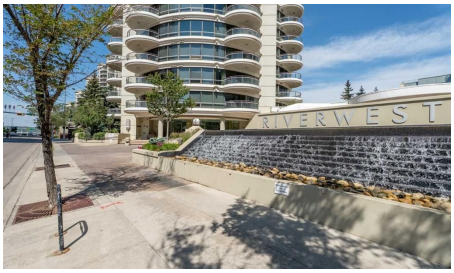
804 1088 6 Avenue SW

Calgary | Active | MLS® A2328467

$415,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,095 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Riverwest, one of downtown Calgary's best condos. This condo is freshly painted & vacant for its new owner! This family and pet-friendly building has a great sense of community and amenities. The two towers are connected by a recreation hub featuring an indoor pool, a hot tub, a billiards table, a party room, a fully equipped fitness center, and a concierge. You are steps away from the free downtown LRT zone, a fenced dog park, the Bow River & all its trails. The home has a great open-concept living/dining room and kitchen with granite countertops and stainless steel appliances. The full-height windows and 9-foot ceilings keep the space bright while the hardwood floors and gas fireplace add to the warmth of the home. This condo has 2 spacious bedrooms plus a sunny den or third bedroom. The bathrooms also feature granite countertops and heated tile floors. The two round balconies have views of the East, South, and West toward the mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328467
Bedrooms	2
Bathrooms	2
Year Built	2004
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:	1,095 sq. ft.
Condo Fee:	$829.03

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	East, South, Southeast
Floor Location:	Other
Entry Level:	8
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
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:	Carpet, Ceramic Tile, Hardwood
Cooling:	None, Wall/Window Unit(s), Window Unit(s)

Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	No
Garage Spaces:	1
Parking:	Guest, Secured, See Remarks, 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:	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	All air conditioning units will stay with the condo.
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom · 17'6" × 11'2" ·
Main Floor	Den · 11'9" × 10'4" ·
Main Floor	Bedroom - Primary · 20'11" × 11'8" ·
Main Floor	Dining Room · 10'11" × 10'6" ·
Main Floor	Kitchen · 10' × 8'2" ·
Main Floor	Living Room · 19'6" × 18'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Pool Features:	Heated, Indoor
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/804-1088-6-avenue-sw-calgary-a2328467/

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