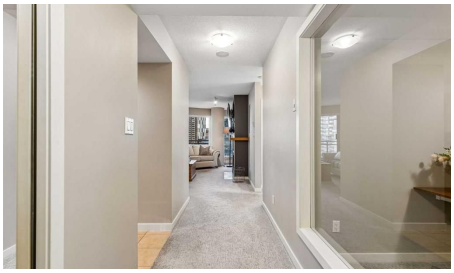
903 1088 6 Avenue SW

Calgary | Active | MLS® A2353458

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2003**	**887 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Enjoy an exceptional blend of space, comfort, and downtown convenience at The Barclay in Riverwest. Expansive SE-facing windows fill this inviting condo with natural light, creating a warm and welcoming atmosphere throughout the day.

The kitchen offers granite countertops, an extended breakfast bar, an updated faucet, and newer appliances, including a refrigerator (with water and ice), dishwasher and microwave oven hood-fan. Freshly replaced carpeting adds to the move-in appeal, while the generously sized primary bedroom easily accommodates a king-size bed. A walk-through closet leads to the main bathroom, where thoughtful touches include a deep soaker tub, a rain shower-head, and the everyday luxury of heated tile floors. Riverwest is a pet friendly building and pets are subject to board approval (no weight restriction shown in by-laws). There is a pet of the month club here!

Need extra flexibility? The spacious den is ideal for a home office, reading room, or guest space, with plenty of room for a daybed or pull-out sofa.

Enjoy the added value of a heated underground parking stall, a separate storage locker, bike storage room and underground visitor parking. Residents also have access to an indoor pool, hot tub, fitness centre and social room making it easy to stay active and unwind without leaving home.

Step outside to explore the Bow River pathways, or take advantage of the nearby C-Train and downtown's free-fare zone for convenient access to the city centre.

A spacious, light-filled home with excellent amenities, practical comforts, and a location that makes downtown living easy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353458
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:	887 sq. ft.
Condo Fee:	$671.12
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	South
Floor Location:	Other
Entry Level:	9
Stories Total:	23
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	1
Plan:	0313153
Heating:	Baseboard, Hot Water, Radiant

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Barclay at Riverwest
Community:	Downtown West End
Amenities:	Bicycle Storage, Fitness Center, Pool, Recreation Facilities, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Furniture is Negotiable, New Portable A/C Unit is also negotiable.
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'1" × 9'1" ·
Main Floor	Dining Room · 12'10" × 9'11" ·
Main Floor	Living Room · 15'6" × 14'6" ·

Main Floor	Den · 8'10" × 8'5" ·
Main Floor	Laundry · 4'6" × 3'10" ·
Main Floor	Bedroom - Primary · 12'3" × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Stone Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck, Patio
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/903-1088-6-avenue-sw-calgary-a2353458/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.