

# \$469,900 - 501, 1088 6 Avenue Sw, Calgary

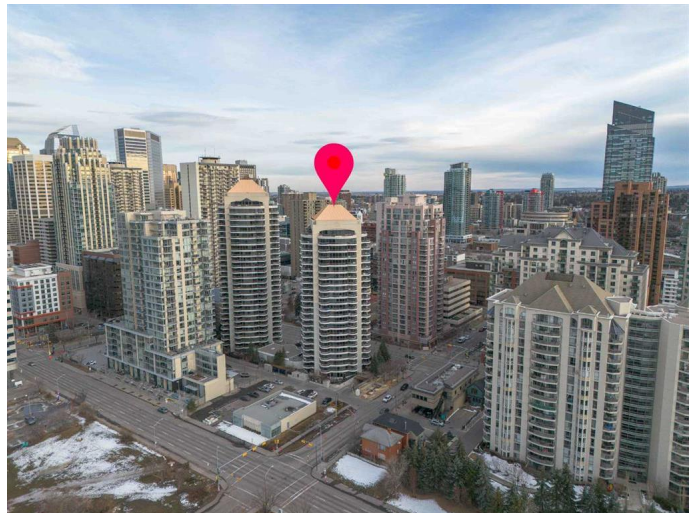
MLS® #A2201109

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,261 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Exquisite 1,260 sqft Condominium with Unobstructed West-facing views of the Bow River at The Barclay!! Step inside and be instantly drawn to the spacious open-concept layout, which is designed to create a warm and inviting atmosphere throughout. The expansive L-shaped kitchen is a chef's dream, with abundant counter space and plenty of storage options. A central kitchen island with an eat-up bar comfortably seats three, making it ideal for casual dining or entertaining guests. The adjoining dining area sits between the kitchen and the living room, making it the perfect space to host dinner parties. The living area features massive wall-to-wall windows that flood the space with natural light and offer great views of the river. A cozy gas fireplace adds warmth and elegance, while built-in shelves and lower cabinets provide stylish storage solutions, creating a perfect space to relax and unwind. Just beyond the living area, through double French doors, you'll find a bright and flexible bedroom. This room, with direct access to the first private balcony, is a versatile space that could serve as a guest room, a home office, or a quiet reading nook. Imagine stepping outside to enjoy fresh air during a lunch break, with the river as your backdrop. Down the hallway you'll find the large primary retreat with its luxurious 4-piece ensuite bathroom featuring a skirted tub and the added comfort of in-floor heating. The second bedroom, also generously sized, boasts



wall-to-wall windows that provide amazing views and access to a SECOND private balcony, offering more opportunities to enjoy the outdoors. Across from this bedroom, you'll find a full bathroom with a stand-up shower, providing convenience and privacy for guests and at the end of the hallway sits the laundry room adding the last layer of convenience. This unit is beautifully cared for and is in pristine condition, with hardwood flooring throughout the main living areas, creating a cohesive and elegant aesthetic, TWO UNDERGROUND parking stalls and a storage locker you can check off all the boxes! Living at The Barclay means enjoying an exceptional lifestyle. This highly desirable building offers residents an impressive range of amenities, including an indoor pool, hot tub, fitness room, party room, visitor parking and best of all, you are walking distance to the river and the convenience of Downtown's West End! This is a truly remarkable opportunity to own a meticulously maintained condominium with an amazing location!! Don't miss your chance to call this place home.

Built in 2003

### **Essential Information**

MLS® #	A2201109
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	501, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

## Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Spa/Hot Tub, Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Underground

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	22

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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