

# \$348,888 - 703, 1088 6 Avenue Sw, Calgary

MLS® #A2239963

**\$348,888**

1 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this impeccably maintained residence in the prestigious Barclay at Riverwest—one of Calgary's most desirable downtown addresses!

This bright and airy southeast-facing unit features one bedroom, one bathroom, and a spacious den - all designed with comfort and functionality in mind. Floor-to-ceiling windows fill the open-concept living space with natural light and showcase sweeping city views from every angle.

The well appointed kitchen offers ample cabinetry and counter space, seamlessly connecting to the dining area and expansive living room which features a gas fireplace, a full wall of windows, and access to an oversized balcony - the perfect space for all your entertaining needs!

The generous primary bedroom includes his-and-hers closets and direct access to the fully equipped 4 piece bathroom. The bonus den provides excellent flexibility - ideal for a home office, guest room, or hobby space. Additional features include in-suite laundry, secure underground parking, and a dedicated storage locker.

Enjoy the numerous luxury amenities the building has to offer, including a heated indoor pool, hot tub, full gym, party room, and ample underground visitor parking for your



guestsâ€™ convenience. This pet friendly building is situated perfectly - just steps from the Bow River pathways, dog parks, LRT, and some of Calgaryâ€™s top restaurants, shops, and cultural hotspots.

With quick access to 14th Street, Crowchild Trail, and Bow Trail, commuting is effortless.

This is urban living at its finest, donâ€™t miss the opportunity to call this move in ready unit at Barclay at Riverwest home!

Built in 2004

### **Essential Information**

MLS® #	A2239963
Price	\$348,888
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	703, 1088 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5N3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Party Room, Visitor Parking, Recreation Facilities, Spa/Hot Tub
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Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Secured, Underground

## Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	23

## Exterior

Exterior Features	Balcony, Other
Roof	Metal
Construction	Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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