

\$400,000 - 402, 1088 6 Avenue Sw, Calgary

MLS® #A2242762

\$400,000

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

TWO BALCONIES | 2 BED + DEN (OR 3 BEDROOMS) | FIREPLACE | RIVER VIEWS | INDOOR POOL & GYM | IN-SUITE LAUNDRY | BRAND NEW FLOORING

Welcome to Riverwest—where downtown convenience meets comfort and style. This spacious condo in the sought-after Barclay building offers a flexible layout with two large bedrooms, a full-sized den that easily converts to a third bedroom, and two private balconies overlooking the Bow River. The just-installed luxury vinyl plank flooring sets the tone for the bright, open-concept living space, complete with floor-to-ceiling windows and a cozy gas fireplace. The kitchen checks every box with granite counters, new stainless steel appliances, and plenty of storage. Both bathrooms feature heated floors, and the primary suite includes a walk-through closet and private ensuite. You'll also love the in-suite laundry, underground parking, and separate storage locker. As a resident, you™ll have access to top-tier amenities: indoor pool and hot tub, fitness centre, owner™s lounge, concierge, and heated visitor parking. All this just steps from the Bow River pathways, the free LRT zone, and the best of downtown living.

Built in 2003

Essential Information

MLS® #

A2242762



Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 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, Parking, Secured Parking, Spa/Hot Tub, Visitor Parking, Indoor Pool, Recreation Room
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	23

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

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