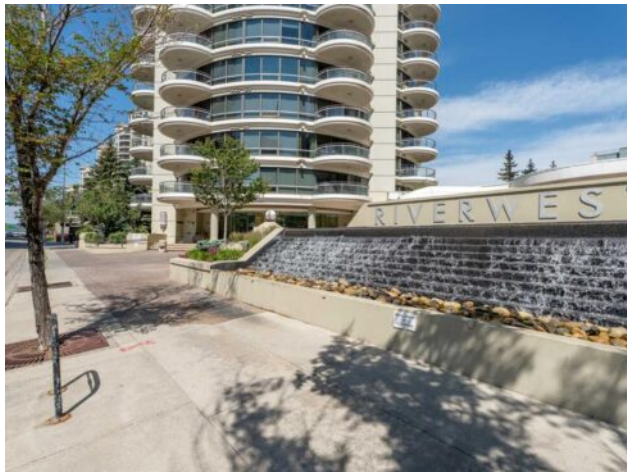


804, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2328467



\$429,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,095 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Secured, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 829
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: All air conditioning units will stay with the condo.

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.