

# \$425,000 - 804, 1088 6 Avenue Sw, Calgary

MLS® #A2198274

## \$425,000

2 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.00 Acres

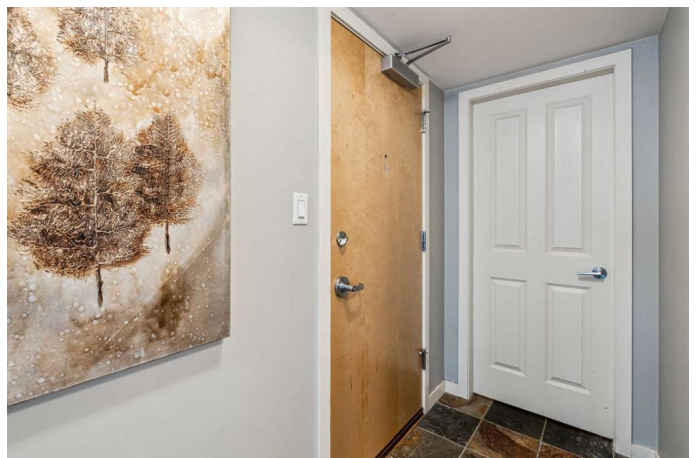
Downtown West End, Calgary, Alberta

Welcome to Riverwest, one of downtown Calgary's best condos. 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 office. 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.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198274  |
| Price          | \$425,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,088     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2004              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 804, 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, Parking, Party Room, Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |
| Has Pool       | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 22  |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Construction      | Concrete          |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 1st, 2025 |
|-------------|-----------------|

Days on Market 54  
Zoning DC

### **Listing Details**

Listing Office CIR Realty

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