

# \$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

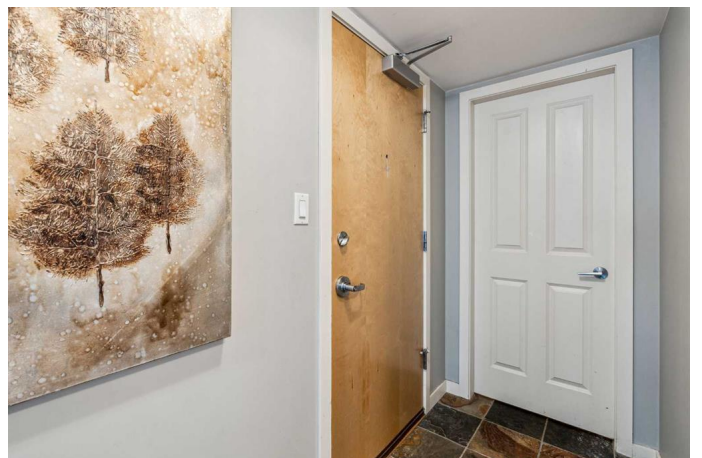
Downtown West End, Calgary, Alberta

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 42  
Zoning DC

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.