

1602, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2180889



\$469,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,118 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

Wow! Prepare to be captivated by this extraordinary, RARE, upgraded, River view 2-bedroom plus den condominium, boasting an exceptional layout with over 1,118 square feet of luxurious living space in a QUIET, PET-FRIENDLY CONCRETE BUILDING. As you step inside, you'll be drawn to the inviting atmosphere that exudes coziness and relaxation. This spacious 2-bedroom plus den features floor-to-ceiling windows offering stunning north river views from the balcony. It's everything you've been waiting for! Enjoy high-floor living with natural light throughout, high ceilings, upgraded appliances, granite stone countertops, ample counter space, generous cupboard storage, under-cabinet lighting, a large eat-up bar, and plenty of room for dining. Relax in the living room, complete with upgraded gorgeous light hardwood flooring, a soothing gas fireplace with a stone surround, and designer light fixtures. The primary suite boasts a full bathroom with heated tile flooring, a fabulous shower, and a stylish vanity. The spacious master bedroom also offers a great view and a large closet. The second bedroom is generously sized, perfect for family or guests. Plus, the separate den allows for a multitude of uses, including a home office, studio, or even an extra bedroom for out-of-town guests. You also get in-suite laundry, additional storage and an underground heated parking stall! River West is one of the premier city-center complexes and one of the few offering a private swimming pool alongside other top-tier amenities, such as a Jacuzzi, fully equipped fitness center, and a social lounge. Additional features include secured heated underground visitor parking, and a separate storage locker. Leave your car behind and enjoy the convenience of walking to work, hopping on the LRT (free downtown access!), heading over the bridge to the shops and restaurants

of Kensington, or taking a stroll to Eau Claire Market. This solid concrete high-rise, built by the renowned Bosa Developments, offers reasonable condo fees, a well-managed condo board, full-time reception (Mon–Fri), and a controlled access security system. **COME CHECK THIS LISTING OUT TODAY!** Whether you're looking for a great place to call home or a fantastic investment opportunity, this property has it all!