



GRASSROOTS
REALTY GROUP

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1901, 1088 6 Avenue SW
Calgary, Alberta

MLS # A2335674



\$669,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,048 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,461
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Welcome to Riverwest, where sophistication meets serenity at one of Calgary's iconic and prestigious addresses in the Downtown West End. This expansive corner suite offers over 2,000+ SQFT, featuring 2 Bedrooms + Den/Office/additional Bedroom and is wrapped in panoramic views of the Bow River and dazzling city skyline, a rare fusion of natural beauty and urban vibrance. Wake up to breathtaking river views and unwind with city lights reflecting on the water, every room in this home offers a front-row seat to Calgary's finest scenery. This is an exceptional opportunity for buyers looking to personalize a premier residence while adding value through thoughtful updates. Offering incredible space, an unbeatable location, and truly unparalleled views, this home presents outstanding potential. The current price reflects the renovations and cosmetic improvements a buyer may wish to undertake, creating an exceptional value for a property of this calibre. Whether you're enjoying your morning coffee on one of three private terraces or entertaining against a backdrop of stunning sunsets and sparkling city lights, this home offers an unmatched lifestyle. The spacious, open-concept layout is designed for both everyday comfort and elegant entertaining. The kitchen features granite countertops, custom maple cabinetry, stainless steel appliances, and a generous breakfast bar that flows seamlessly into the dining and living areas. The primary suite is a private retreat with its own terrace, walk-in closet, and spacious ensuite complete with a jetted soaker tub, glass shower, and dual vanity. The versatile den offers flexibility as a home office, guest room, or additional living space while continuing to capture the home's spectacular views. Additional features include central air conditioning, and two underground parking stalls. Residents of

Riverwest enjoy exceptional amenities, including an indoor pool, fitness centre, owner's lounge with games area, daytime concierge, and overnight security. Ideally situated just steps from the Bow River pathways, CTrain station, restaurants, boutique shopping, and Calgary's vibrant downtown core, this is a rare chance to secure a premier riverfront residence and transform it into a truly exceptional luxury home.