



GRASSROOTS
REALTY GROUP

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305, 1078 6 Avenue SW
Calgary, Alberta

MLS # A2336702



\$439,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,024 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: Guest bedroom frame/bedding/mattress/bedding; all side tables; shoe rack; fireplace in guest bedroom; dressers; Stools; Dining Chairs; Grey Chair; Desk; Couch; side table w/light; King frame in primary; lamp in primary; TV in living room w/ mount

Welcome to Riverwest, where spacious downtown living meets an incredible amenity-rich lifestyle in Calgary's desirable Downtown West End. This beautifully maintained 2-bedroom, 2-bathroom condo offers over 1,000 sq. ft. of living space and an exceptional opportunity for professionals, first-time buyers, or investors. Even better, an extensive selection of furnishings is included, making this one about as move-in ready as it gets. Step inside and you'll immediately appreciate the size and layout of this home. Large windows fill the space with natural light, while vinyl flooring and ceramic tile throughout offer a clean, low-maintenance finish. The kitchen features well-kept stainless steel appliances, plenty of cabinetry and an open layout that flows into the spacious living and dining areas. From here, step outside onto your private balcony — a great spot for morning coffee or to relax at the end of the day. Both bedrooms are generously sized, making the second bedroom equally well suited for guests, a roommate or a home office. The spacious primary suite features its own private ensuite with a large soaker tub, while a second full bathroom and in-suite laundry add to the everyday convenience. One of the biggest highlights of living at Riverwest is the impressive collection of amenities. Residents enjoy an indoor swimming pool and hot tub, fitness centre, games room and party/rec room, along with heated underground parking and visitor parking. Concierge service, on-site security and controlled fob access throughout the building provide an added level of comfort and peace of mind. The location is hard to beat. Situated on the beautiful west end of downtown, you're just steps from the Bow River and Calgary's extensive river pathway system, while still enjoying easy access to the downtown core, transit and convenient

routes in and out of the city centre. With over 1,000 sq. ft., two large bedrooms, two full bathrooms, incredible building amenities and so much already included, this is an easy opportunity to step into downtown living without starting from scratch. Move in, unpack and start enjoying everything Riverwest has to offer.