



# 1088 6 Avenue Calgary Alberta

\$469,900

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 stro...

4pc Bathroom Measurements not available

Kitchen 3.66 M x 2.74 M

Den 2.67 M x 2.54 M

Foyer 2.23 M x 1.32 M

Bedroom 3.58 M x 3.43 M

Dining room 3.66 M x 2.95 M

Living room 5.33 M x 3.96 M

Laundry room 1.35 M x 1.17 M

Primary Bedroom 3.68 M x 4.11 M

4pc Bathroom Measurements not available

Listing Presented By:



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## RE/MAX®

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(CENTRAL)**

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