



## 1088 6 Avenue Calgary Alberta

\$429,900

Welcome to one of Calgary's most prestigious addresses in the Downtown West End. This stunning, move-in-ready unit offers a highly desirable floor plan featuring two bedrooms and two full bathrooms situated on opposite sides of the condo for maximum privacy, a layout rarely available and much sought after. With a sunny southwest exposure, the home is filled with natural light throughout the day, providing an inviting and warm living space. \*\*\* The Balcony features view of the Bow River and the Rocky Mountains. \*\*\* This turn-key home is just steps away from Kensington's renowned restaurants, shops, and services. This immaculate, one-owner home has been meticulously maintained and extensively updated, combining upscale finishings with practical, modern upgrades: Gourmet Kitchen: The kitchen has been stylishly refaced and features a brand-new induction stove and custom built-in storage/cabinets. Elegant Interiors: Enjoy beautiful hardwood flooring in the living and dining areas, complemented by brand-new luxury vinyl plank in the bedrooms' flooring. The entire unit has been freshly painted in crisp, neutral tones. Modern Conveniences: Brand-new kitchen and vanity faucets, and the in-suite laundry features a full-size Electrolux washer and dryer. Custom Storage: Ample, custom-built storage and cabinets have been integrated to maximize space and functionality. Health & Wellness: Take advantage of the immaculately designed indoor swimming pool, a relaxing hot tub, and a fully equipped gym and yoga studio. Convenience & Security: The building offers secure, heated underground parking, after-hour security, concierge service, and visitor parking. This unit includes one assigned secured underground parking stall. Prime Location: Located just steps from the Bow River pathways and the vibrant downtown core, you are minutes away from shopping, dining, and public transit vi...

3pc Bathroom 7.08 Ft x 5.58 Ft

4pc Bathroom 8.42 Ft x 8.33 Ft

Bedroom 12.33 Ft x 12.17 Ft

Primary Bedroom 15.33 Ft x 13.08 Ft

Dining room 8.92 Ft x 14.25 Ft

Foyer 3.50 Ft x 10.25 Ft

Kitchen 9.67 Ft x 15.42 Ft

Living room 16.58 Ft x 21.42 Ft

Laundry room 2.92 Ft x 4.75 Ft

Listing Presented By:



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Century 21 Argos Realty

<http://www.argosrealty.century.ca/>

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