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501, 1088 6 Avenue SW  
Calgary, Alberta

MLS # A2201109



**\$469,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 921
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** 2 Tv bracket holder in Living room and master bedroom

Exquisite 1,260 sqft Condominium with Unobstructed West-facing views of the Bow River at The Barclay!! Step inside and be instantly drawn to the spacious open-concept layout, which is designed to create a warm and inviting atmosphere throughout. The expansive L-shaped kitchen is a chef's dream, with abundant counter space and plenty of storage options. A central kitchen island with an eat-up bar comfortably seats three, making it ideal for casual dining or entertaining guests. The adjoining dining area sits between the kitchen and the living room, making it the perfect space to host dinner parties. The living area features massive wall-to-wall windows that flood the space with natural light and offer great views of the river. A cozy gas fireplace adds warmth and elegance, while built-in shelves and lower cabinets provide stylish storage solutions, creating a perfect space to relax and unwind. Just beyond the living area, through double French doors, you'll find a bright and flexible bedroom. This room, with direct access to the first private balcony, is a versatile space that could serve as a guest room, a home office, or a quiet reading nook. Imagine stepping outside to enjoy fresh air during a lunch break, with the river as your backdrop. Down the hallway you'll find the large primary retreat with its luxurious 4-piece ensuite bathroom featuring a skirted tub and the added comfort of in-floor heating. The second bedroom, also generously sized, boasts wall-to-wall windows that provide amazing views and access to a SECOND private balcony, offering more opportunities to enjoy the outdoors. Across from this bedroom, you'll find a full bathroom with a stand-up shower, providing convenience and privacy for guests and at the end of the hallway sits the laundry room adding the last layer of convenience. This unit is beautifully cared for and is in pristine

condition, with hardwood flooring throughout the main living areas, creating a cohesive and elegant aesthetic, TWO UNDERGROUND parking stalls and a storage locker you can check off all the boxes! Living at The Barclay means enjoying an exceptional lifestyle. This highly desirable building offers residents an impressive range of amenities, including an indoor pool, hot tub, fitness room, party room, visitor parking and best of all, you are walking distance to the river and the convenience of Downtown's West End! This is a truly remarkable opportunity to own a meticulously maintained condominium with an amazing location!! Don't miss your chance to call this place home.