



GRASSROOTS
REALTY GROUP

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206, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2252820



\$315,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 668
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

FRESHLY RENOVATED | STEPS TO BOW RIVER PATHWAYS + PRINCE'S ISLAND PARK | MASSIVE 823 SQ/FT 1 BEDROOM UNIT | Welcome to The Marquis on 6 Ave SW, located in one of the best areas of West Downtown, within walking distance of everything including Eau Claire, Prince's Island Park, Bow River Pathways, and just a quick stroll to the office. This massive one-bedroom unit has just been updated with brand new flooring, fresh paint, and new appliances throughout, making it a turn-key opportunity for the downtown condo buyer. Whether you're a first-time home buyer or a savvy investor, this could be a wonderful unit for you. As you enter the unit you'll notice a tremendous amount of natural light with the south exposure, extending onto a large sun-soaked patio. The unit features new stainless steel appliances, beautiful new vinyl flooring, and fresh paint throughout. The large kitchen with breakfast bar offers plenty of space to host friends and family, while the spacious living and dining area provides ample room to relax and watch a movie around the cozy gas fireplace, or enjoy a glass of wine on the patio. The large bedroom features another south-facing window, a generous walkthrough closet with access to the 4-pc bathroom, and a large in-suite laundry room. This unit comes with titled underground parking (very close to the stairs), a separate storage locker, and bike storage. The building itself features security personnel and a well-appointed gym, yoga studio, and a private owners' lounge, as well as pets are allowed up to 20LBS, but location is truly everything here — you're within steps of the Bow River pathway system, Eau Claire, Prince's Island Park (including River Cafe), Joey's, Alforno Bakery, 1 block walk to the C-Train, and everything else downtown living offers. This

really is the best section of Downtown. Please reach out today for a private showing.