



**811, 1108 6 Avenue SW  
Calgary, Alberta**

**MLS # A2286591**



**\$499,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,040
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, High Ceilings, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Murphy bed

Enjoy living in a rare top-floor unit with rare VAULTED ceilings and WEST views next to the Bow River at The Marquis. This 2-bedroom, 2-bathroom unit includes TWO underground side-by-side parking stalls and is located on the southwest corner with a large south-facing balcony and oversized windows throughout. With over 1,200 sq ft of living space, this floorplan is one of the few top-floor units with 13-ft ceilings and no one above. The kitchen features granite countertops, ample storage, and open views to the dining area surrounded by floor-to-ceiling windows. The living room includes a gas fireplace, vaulted ceilings, and access to the balcony. Light oak laminate flooring runs throughout, and the unit has been recently repainted. Both bedrooms have access to separate bathrooms and direct access to the oversized balcony. The primary bedroom includes dual closets and a 4-piece ensuite. The second bedroom features a custom Murphy bed. There is also an in-suite laundry room with storage. Steps to the Bow River pathways and cycling routes, one block to the LRT, and walking distance to restaurants and groceries. Well-managed building with a renovated lobby, mail area, gym, party room, and private courtyard. This is an amazing location and a perfect long term home!