



**602, 1108 6 Avenue SW
Calgary, Alberta**

MLS # A2293438



\$459,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,090 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 923
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this exceptional, updated TWO-BEDROOM, TWO-BATH plus DEN residence at The Marquis, where sweeping panoramic Bow River vistas greet you from both the spacious living area and the primary bedroom. The large patio is the perfect place to relax or entertain while taking in the breathtaking scenery. Spanning nearly 1,100 square feet, this suite combines space, style, and convenience with TWO side-by-side parking stalls and a storage locker. The open-concept living space features a corner gas fireplace, a dining area ideal for entertaining, and a modern kitchen with quartz countertops, recessed lighting, a raised breakfast bar, and stainless steel appliances. The bright den, with its glass wall, offers a perfect workspace or reading retreat. The primary bedroom boasts a renovated ensuite with a walk-in shower, double sinks, and a separate makeup area with built-in mirrored lighting. The second bedroom also enjoys river views, complemented by a four-piece main bathroom and in-suite laundry. Remote-controlled window coverings add an extra touch of convenience. Residents enjoy the full Marquis lifestyle, including secured visitor parking, bike storage, updated common areas, exercise facilities, and monitored security. Located just steps from the Bow River, the downtown core, and Kensington's shops, cafes, and amenities, with the LRT station only a block away, this home offers an unbeatable combination of luxury, convenience, and natural beauty.