



**1606, 1108 6 Avenue SW
Calgary, Alberta**

MLS # A2125051



\$362,500

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	814 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 668
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks		

Inclusions: all furniture

Spacious 1 Bedroom Unit with Modern Amenities including a fitness center and Prime Location. Welcome to your new home in the heart of Downtown Calgary. This stunning 1 bedroom unit boasts a spacious 814 square feet of living space, offering ample room for comfort and relaxation. Upon entry, you're greeted by the warmth of natural light flooding through the windows, illuminating the freshly painted walls and newer flooring, both elegantly updated within the past year. The contemporary design seamlessly blends style and functionality, creating an inviting atmosphere throughout. The well-appointed kitchen features sleek granite countertops, providing both beauty and durability for your culinary adventures. With ample cabinet space and modern appliances, meal preparation becomes a joyous affair. Convenience is key with in-suite laundry facilities, ensuring efficiency in your daily routine. A dedicated storage unit offers additional space for keeping your belongings organized, while an underground parking spot provides security and protection for your vehicle. This unit comes fully furnished, offering a turnkey solution for effortless living. From the cozy living area with gas fireplace to the tranquil bedroom retreat, every corner exudes comfort and sophistication. Currently tenant-occupied, this property presents an excellent investment opportunity with a lease up for renewal on July 1, 2024. The current tenant has expressed interest in extending their lease, adding further stability and potential for long-term returns. Situated in a coveted location, you'll enjoy easy access to the downtown shops, bars, restaurants, & transportation, ensuring a lifestyle of convenience and enjoyment. Don't miss out on this rare opportunity to own a piece of luxury living in The Marquis. Schedule your private viewing today and make this exquisite unit your own!