



1405, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2136015



**\$279,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	612 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** All goods included are as is, where is.

The Marquis invites you to riverside living in a modern executive style condominium building. This concrete building has an outdoor patio surrounded by lots of mature trees and is only steps away from the Bow River and Prince's Island Park. This 14th floor unit features 1 bedroom and 1 bathroom. Kitchen with granite counters, lots of cabinets, a double sink and a raised breakfast bar. Bright living room with gas fireplace that exits onto your own private south facing balcony with a BBQ gas line. One good sized bedroom with mirror closets, 4-piece bathroom with soaker tub and in-suite laundry. Included is a storage locker and 1 secured titled underground parking stall . Additional amenities include visitor parking, fitness facility, recreation room, bike storage and garbage facilities. This prime location is close to transit, LRT, Eau Claire, Kensington, Peace Bridge, shopping, restaurants and much more. Don't miss this opportunity!