



1005, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2136509



\$289,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	593 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 511

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: n/a

Do you want to be across the street from the Bow River pathway system? How about just blocks to the Kensington area? Want to be able to walk home from the Folk Music Festival? This 10th floor one bedroom, one full bath south facing unit is for you. Kitchen has stone counters and full size appliances: refrigerator, stove, microwave hood fan and dishwasher with enough cabinets for storage and counter space for prep. Enjoy your meal at the raised breakfast bar which comfortably seats two or head out to the spacious south facing balcony. Handy natural gas bib if dinner involves making something on the BBQ. Relax afterhours in the central living room complete with a gas fireplace for those cold winter nights. The primary bedroom and 4 pce full bath are off to the side. This condo is a very functional floorplan. Additional features include in-suite laundry, low maintenance laminate and tile floors, an assigned storage locker, #136, and one titled parking stall, #269 on P2, which is an end unit so you're not sandwiched between two cars. The Marquis amenities include a fitness facility, a social room, visitor parking, bicycle storage and a beautiful outdoor courtyard overlooking the Bow River.