



415, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2148218



\$419,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,109 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Metal, Other, Tar/Gravel

Basement: -

Exterior: Concrete

Foundation: -

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 903

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

OPEN HOUSE Sunday 14th July 01:00 pm - 03:00 pm. FRESHLY PAINTED & READY TO OCCUPY!!! If you are searching for a central location that offers privacy and serenity, your search ends here. The Marquis is a riverfront property situated in the heart of the west end of downtown Calgary, Alberta. The location is unbeatable: steps from Bow River Pathways to enjoy those morning/evening walks, Steps to the C-Train station within the free zone and the famous Kensington area. This 2-bed and 2-bath Condo offers gorgeous views of the Bow River from the master bedroom and the balcony. This unit has an underground heated TITLED parking, which is wide enough to easily fit a truck. The parking spot is conveniently next to the elevator; the unit is also located a couple of steps from the elevator. This perfect floor plan has the bedrooms separated by the main living spaces. The primary bedroom is large enough to easily fit a King-size bed and a few pieces of furniture; large windows offer views of the Bow River and a door to a large zero-maintenance balcony. The living room offers floor-to-ceiling windows and a corner gas fireplace. You can sit in the living room and listen to the birds singing outside as you feel like you're in a forest within the City. The spacious kitchen offers stainless steel appliances; the fridge is only two years old; the kitchen also offers granite countertops, cherry wood cabinets and ample storage space within the unit as well as separate storage in the basement; the washer and dryer in the in-suite laundry were replaced 2 years ago by the current owners. This building is highly secure and well-managed; it has been recently renovated and boasts a well-equipped gym, a social room with new furniture, secured parking, bicycle storage, and an outdoor garden. This rare opportunity to own a condo unit in a resort-like setting is a

must-see. Call your favourite REALTOR and book a private viewing today!