



GRASSROOTS
REALTY GROUP

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811, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2188476



\$420,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,211 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Laminate

Roof: Metal

Basement: -

Exterior: Concrete

Foundation: -

Features: Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 1,040

LLD: -

Zoning: DC

Utilities: -

Inclusions: None

****OPEN HOUSE SUNDAY APRIL 13TH 11 am-1pm****Enjoy living in a Penthouse with VAULTED CEILINGS and INCREDIBLE WEST VIEWS next to the Bow River at The Marquis. in this amazing 2-bed/2-bath unit w/ 2 UNDERGROUND SIDE-BY-SIDE PARKING STALLS. Located on the SW corner with a large south-facing balcony & oversized windows throughout. This executive unit features UNOBSTRUCTED RIVER & CITY VIEWS & beautiful sunlight from morning until sundown. W/ over 1,200 sf of living space, this floorplan is one of the few top floor units with SOARING 13-ft CEILINGS! This layout features a kitchen w/ granite counters, lots of storage & open views to the formal dining area surrounded by floor-to-ceiling windows and a captivating VIEW! The spacious living room features a tall mantled gas fireplace, and shares vaulted ceilings, with access to the balcony. Beautiful, light oak laminate floors throughout, recently re-painted and brand-new kitchen appliances. The 2 large bdrms both have access to separate baths & direct access to the oversized balcony as well. This unit has insuite laundry w/ a brand new washer/dryer. For those seeking the urban lifestyle, this location can't be beat! Mere steps to the river walkways & biking paths, only a block to LRT & walking distance to many restaurants & groceries. Well-managed/maintained building with a renovated lobby, a convenient postal box, plus a gym, party room and private courtyard out back.