



GRASSROOTS
REALTY GROUP

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309, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2208500



\$419,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,087 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt/Gravel

Basement: None

Exterior: Concrete

Foundation: Poured Concrete

Features: Granite Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 884

LLD: -

Zoning: DC

Utilities: -

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Door Opener

Welcome to Marquis...Prestigious Apartment Building steps away from Downtown & C-Train Station! This Fabulous 2 Bedrooms, 2 Baths Unit offers more than Sunny South Facing & 1,087 sq.ft. of Fine Living Space, Bright Open Floor w/ Floor to Ceilings Windows & Laminated Floors throughout, Sunny Living Rm w/ Cozy Fireplace, Maple Kitchen w/ Beautiful Granite Counters, Elegant Backsplash, Loads of Cabinets & Tile Floors, Spacious Master Bedroom w/ His & Hers Closet, 4 pc Ensuite & Storage, Second Bedroom adjacent to 3 pc Main Bath, In-Suite Laundry. This Unit comes w/ 1 Titled Underground Parking & Storage Locker. This Well Maintained Complex features Luxurious Amenities: Gym w/ Latest Equipment, Whirlpool, Party Rm & Ample Indoor Visitor Parking. Superb Location only Steps to Princess Island Park, Bow River Pathway, Trendy Kensington, Downtown Offices & Shopping. Perfect Opportunity to own this Beauty