

506, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2165337



\$325,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	788 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 668
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Other, Post & Beam, See Remarks	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: ALL blinds - including Motorized window covers

An exquisite south-facing home in The Marquis is located just steps from the Bow River Pathway. This 1 bed home comes fully furnished and extremely spacious with over 800sq' of living space! The main living areas flow perfectly & allow for easy entertaining. The kitchen features granite countertops, plenty of storage & counter space & raised eating bar. There is a dedicated dining area & the living room has a gas fireplace & patio doors that open up to your south-facing patio. New kitchen appliances, and motorized blinds. Bathroom is complete with in-floor heating and walk-in laundry /storage room. There is plenty of room for a BBQ & seating area where you can enjoy with views to the southwest part of Calgary. The master suite is very spacious & has a cheater ensuite, as well as a private laundry & storage room area. The Marquis is a well-managed building with elevator, meeting, recreation & fitness rooms. A titled underground parking stall in the heated and secure underground parkade is included with the unit. An additional storage separate from the unit. Condo fees include heat and water. Enjoy a truly serene outdoor space/courtyard just behind the building. Unison at Kerby Centre is a facility across the street with lots of daily/weekly and seasonal activities! This unit is in an ideal location with the ideal price!