

907, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2179519



\$369,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,150 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 981
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, Granite Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Built-in Shelving in Kitchen and Laundry Room. 2 large mirrors.

AMAZING WEST DOWNTOWN LOCATION with 2 titled, underground parking spaces. With a 95 walkability score, this location is incredible: close to the LRT, Bow River pathways, Prince's Island park, shopping, coffee shops, boutiques and great restaurants. Entire unit has been freshly painted and (BONUS) brand new, updated window blinds. New microwave hood fan. Watch the Stampede Parade from your balcony. Spacious 2 bed, 2 full bathroom home, in the coveted Marquis building. The open floor plan is efficient and thoughtfully laid out. The primary bedroom is a great size. It can easily fit a king bed with 2 double closets with a full ensuite bathroom: vanity, separate shower and soaker tub! The second bedroom easily fits a queen bed. In-suite laundry with more storage. There's a common, secure bike storage room. Gas fireplace in Living Room. Amenities include a Party /Social room, full fitness area, a beautiful outside courtyard with a secluded pergola for relaxing. This is a pet friendly building (with Board approval). This unit has it all at an attractive price point. This unit will not last long.