



1108 6 Avenue Calgary Alberta

\$325,000

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! (id:6769)

Kitchen 9.75 Ft x 10.42 Ft

Dining room 8.67 Ft x 10.25 Ft

Living room 12.67 Ft x 16.00 Ft

Primary Bedroom 10.42 Ft x 13.83 Ft

Laundry room 5.25 Ft x 5.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
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