



1108 6 Avenue Calgary Alberta

\$409,900

The Marquis is next to the Bow River and only a short walk to Princes Island Park and trendy Kensington with many restaurants, cafes and unique shops. The LRT station is only a block away and can give you easy access to all quadrants of the city without driving - the perfect lifestyle for downtown living. This beautiful 2 bedroom plus 2 full bathroom unit has a spacious kitchen with granite counter tops, plenty of cupboards, breakfast bar and nice appliances. A generously sized living room and dining room with a gas fireplace and oversized south facing balcony gives you plenty of natural sunlight most of the day. This is a well built, concrete, professionally managed building with an office located on the main floor of the building. The Marquis has great amenities such as a nicely landscaped private courtyard with many mature trees, recreation room, a nice size gym, bike storage, heated underground secure parking and many visitor parking stalls. This large unit, in the heart of downtown, has amazing value and will make a perfect starter home or a great investment property. Come check it out and don't miss out! (id:6769)

4pc Bathroom 8.08 Ft x 5.92 Ft
Primary Bedroom 14.50 Ft x 14.42 Ft
Other 20.50 Ft x 6.67 Ft
Pantry 5.00 Ft x 1.92 Ft
Living room 13.25 Ft x 12.25 Ft
Dining room 12.17 Ft x 8.50 Ft

Kitchen 11.92 Ft x 8.17 Ft
Other 5.00 Ft x 4.50 Ft
Laundry room 9.00 Ft x 5.50 Ft
3pc Bathroom 6.25 Ft x 6.25 Ft
Bedroom 13.42 Ft x 10.33 Ft

Listing Presented By:



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CIR REALTY



**RE/MAX REAL ESTATE
(CENTRAL)**

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