



# 1108 6 Avenue Calgary Alberta

\$499,000

Discover suite 910 at the Marquis; a sprawling, single-level condo in the heart of Downtown. Here are five things we love about this condo and we're sure you will too: 1. A HOME IN THE SKY: At 1400+ SqFt with 2 bedrooms, 2 bathrooms and 2 living spaces and updated Luxury Vinyl Plank Flooring throughout...this is a full-size home! As you walk in the front door your foyer opens onto a massive living room featuring a gas fireplace and access to both balconies while easily accommodating your furnishings. The U-shaped kitchen offers ample work/storage space while opening up onto a well-proportioned dining nook. Off the kitchen/dining area find a beautiful family room with custom built-ins, and access to the terrace, ideal for a home office, TV room or kids play area. Down the East wing of the home the primary bedroom is wonderfully equipped with a 4-piece ensuite complete with heated floor, walkthrough closet, a second closet and access to the balcony, while the second bedroom also has balcony access along with an adjacent 4-piece bathroom with heated floor. A large laundry room provides plenty of storage for everyday items while an external storage locker (located just off the elevators on P2) offers secure storage for seasonal equipment. 2. OUTDOOR LIVING: The convenience of Inner City Living typically comes with sacrifices; outdoor living space typically being one of those sacrifices...not the case here! This home comes with 2 private outdoor spaces. The first terrace is massive with a Southwesterly exposure and views of the winding Bow River, Contemporary Arts Centre and the city skyline with multiple sitting areas, covered and uncovered portions and BBQ gas line (with included BBQ). The second balcony offers a direct Southern exposure with access from both bedrooms and the living room and a gorgeous urban view. This is the ideal place for morning coffee or a moment...

Living room 21.92 Ft x 14.83 Ft

Dining room 10.92 Ft x 14.67 Ft

Kitchen 11.08 Ft x 14.25 Ft

Primary Bedroom 13.58 Ft x 13.33 Ft

Bedroom 13.50 Ft x 10.33 Ft

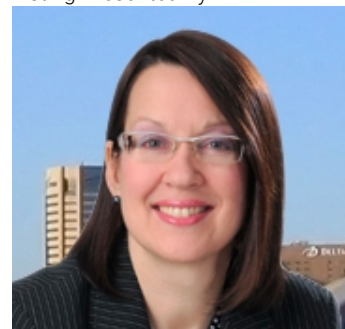
4pc Bathroom 7.17 Ft x 8.00 Ft

3pc Bathroom 8.67 Ft x 6.08 Ft

Laundry room 8.83 Ft x 4.42 Ft

Family room 12.42 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
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