



1108 6 Avenue Calgary Alberta

\$699,900

Make your Mark in The Marquis! Imagine a massive condo spanning nearly 2200 sf on a single level in Calgary's downtown west end next to the Bow River. This outstanding double suite is quite unique so please refer to the floorplan for guidance. You will enter the unit into the living room that has a natural gas burning fireplace and access to 1 of 2 balconies. A dedicated office space/den with built-in shelving is through the French doors. The primary ensuite is on through another set of French doors, with dual closets and 3 piece ensuite bathroom including a jetted tub. Make your way to the other wing of the suite and you will find the 2nd bedroom with a built-in Murphy bed and desk that could be used as a second office. There is another 3 piece bathroom with shower and hallway to the in suite laundry room. The large tile-floored gourmet kitchen has a center island with granite countertops, plenty of cupboards, walk-in pantry and opens up to an expansive dining room with access to the second balcony. The sunny south facing family room would be a perfect room for your favorite crafts or reading room with the 2nd gas fireplace. At the far end of the unit is the 3rd bedroom through another set of French doors with a large 3 piece ensuite and walk-in closet. The Marquis offers owners indoor visitor parking, exercise facilities with his/her change rooms and a party room for gatherings. Whether you are interested in walks by the Bow River, specialty shops, restaurants, theatres or transit, all are within walking distance. (id:6769)

- 3pc Bathroom 6.00 Ft x 6.33 Ft
- 3pc Bathroom 13.17 Ft x 8.17 Ft
- 3pc Bathroom 12.67 Ft x 13.33 Ft
- Bedroom 11.00 Ft x 11.17 Ft
- Bedroom 14.17 Ft x 11.75 Ft
- Den 9.50 Ft x 10.08 Ft

- Dining room 20.33 Ft x 12.08 Ft
- Family room 13.67 Ft x 14.33 Ft
- Kitchen 12.75 Ft x 18.25 Ft
- Laundry room 5.58 Ft x 11.25 Ft
- Living room 20.92 Ft x 14.33 Ft
- Primary Bedroom 20.08 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:
CIR REALTY

<http://www.marklukwinski.ca/>



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

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