



# 1108 6 Avenue Calgary Alberta

\$448,800

This is what you have been looking and waiting for - a spacious 2 bdrm & 2 full bath suite, located at tree level, on the River Side of The Marquis building, with many thoughtful updates you're sure to love. The suite entrance offers a full size coat closet plus convenient storage nook and beautiful hickory engineered floors are throughout the main living areas and bedrooms. Step into the gracious main living area and realize how quiet it is! The living and dining room look out to the extra spacious balcony, wrapped in the greenery of the trees, with the Bow River just beyond. Cozy gas fireplace with tile front and dominant mantle anchors the living room. The kitchen offers a ton of granite counter space and ample cupboards with LED under cabinet lighting, updated pull out drawers (so convenient), hi-end ultra quiet Bosh dishwasher, gorgeous induction range, fridge at counter depth and an upgraded oversized double kitchen sink & faucet. Love cooking? Then this is the kitchen for you! The Primary bedroom is roomy and spacious and features a glass door with access directly to the balcony, walk-through closets to the 4 piece ensuite bath, and extra storage closet. This floor plan offers a split bedroom design, with bedrooms at opposite ends of the suite - perfect for a room mate or when guests visit. The second bedroom offers a Murphy bed with bookcases and easily doubles as a den or home office space. 3pc bath is located adjacent and the oversized laundry room with storage cupboards and extra shelving completes the suite. Wiring for insuite sound and tv is done by K&W audio! Parking is titled and the OVERSIZED storage locker will be the envy of your friends - its 17' x 6' (more than 100 SF!) - finally a place to store all your stuff! The Marquis offers FULL concrete construction, including between suites, and all common areas have recently been renovated and are me...

Storage 17.00 Ft x 6.00 Ft  
 Kitchen 12.00 Ft x 8.00 Ft  
 Living room 13.33 Ft x 11.92 Ft  
 Dining room 8.00 Ft x 8.00 Ft  
 Other 7.00 Ft x 5.50 Ft  
 Primary Bedroom 14.42 Ft x 15.33 Ft

4pc Bathroom 8.00 Ft x 6.00 Ft  
 Bedroom 13.42 Ft x 10.42 Ft  
 3pc Bathroom 6.17 Ft x 6.00 Ft  
 Laundry room 10.67 Ft x 5.50 Ft  
 Storage .00 Ft x .00 Ft  
 Other 21.00 Ft x 7.00 Ft

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Listing Presented By:



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Storage 8.08 Ft x 4.17 Ft