



# 1108 6 Avenue Calgary Alberta

\$399,900

Spacious executive 2 bedroom 2 bathroom condo in The Marquis a Riverfront Property at the west end of downtown along with the bow. Minutes to major amenities, walking distance to popular Kensington area. The apartment is newly renovated and features beautiful tile work throughout, high-end Miele appliances, induction cooktop, wall oven and warming drawer, built-in fridge and freezer, ultra-quiet dishwasher, LED lights in the living room, and high-efficiency front-loading washer and dryer set. South facing unit is sunny and bright. One of the only two units in the building with A/C to keep cool for those summer hot days. Unique and luxurious finishing though out. Oversized titled parking accommodates 2 cars. Extra storage saves your living space. Amenities in the building include a well-equipped gym, hot tub, and a social room. A must see in a resort setting. Photo pictures are not current. Some highlights of the unit and the building are as follows, 1 - extended parking stall (#229 at P2 close to the south entrance) can park 2 cars, 2 - storage locker (#187, fob access storage room located at P2 next to the elevator), 3 - complete renovation in common areas-new tile, carpet, paint, wallpaper etc, 4 - new landscaping with membrane upgrade to the parkade underneath, 5 - upgraded elevator, 6 - well run building with \$820k reserve contribution budget for 2022; very healthy operating without any foreseeing money call concern, 7 - complete renovation in the Party room, new furniture coming soon, 8 - exterior painting refresh project started in 2021 and mainly completed in 2022. (id:6769)

Primary Bedroom 3.76 M x 4.90 M  
 Bedroom 3.10 M x 4.09 M  
 Living room 3.96 M x 3.48 M  
 Dining room 3.78 M x 2.08 M

Laundry room 2.62 M x 1.68 M  
 Kitchen 2.36 M x 4.39 M  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



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