



# 1108 6 Avenue Calgary Alberta

\$479,900

Enjoy living next to the Bow River at The Marquis, in this amazing 2-bed/2-bath unit w/ 2 UNDERGROUND SIDE-BY-SIDE PARKING STALLS. Located on the SW corner with a large south-facing balcony & oversized windows throughout. This executive unit features UNOBSTRUCTED RIVER & CITY VIEWS & beautiful sunlight from morning until sundown. W/ over 1,200 sf of living space, this floorplan is one of the few top floor units with SOARING 13-ft ceilings! This layout features a kitchen w/ granite counters, lots of storage & open views to the formal dining area surrounded by floor-to-ceiling windows and a captivating VIEW! The spacious living room features a tall mantled gas fireplace, and shares vaulted ceilings, with access to the balcony. Beautiful, light oak laminate floors throughout, recently re-painted and brand-new kitchen appliances. The 2 large bdrms both have access to separate baths & direct access to the oversized balcony as well. This unit has insuite laundry w/ a brand new washer/dryer. For those seeking the urban lifestyle, this location can't be beat! Mere steps to the river walkways & biking paths, only a block to LRT & walking distance to many restaurants & groceries. Well-managed/maintained building with a renovated lobby, a convenient postal box, plus a gym, party room and private courtyard out back (id:6769)

Kitchen 7.17 Ft x 11.58 Ft

Dining room 11.83 Ft x 13.17 Ft

Primary Bedroom 9.83 Ft x 10.83 Ft

Primary Bedroom 12.42 Ft x 12.83 Ft

Living room 13.67 Ft x 24.67 Ft

Laundry room 4.92 Ft x 5.33 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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