



# 1108 6 Avenue Calgary Alberta

\$290,000

Spring in to your new home NOW with this Awesome 1 bed and 1 bath Condo, located on the west end of Downtown in the highly desired Marquis Building. Featuring a nice hallway leading you to the kitchen and Living space with, FLOOR TO CEILING WINDOWS a SPACIOUS living room with a corner gas FIREPLACE. Just off the living room is a Large balcony with Gas bbq hook up can be also be found making it ideal for warmer months, South facing balcony will ensure there is plenty of natural sunlight in this Unit. Open to a COZY Kitchen that offers a eating bar which is ideal for entertaining and has been upgraded with a raised granite Counter along with good Cabinet space for all your goods. After a long day you can rest your head down in a Comfortable bedroom, that can fit a queen size bed with 2 end tables and offers 2 closets. To follow you can find a wide 3pcs bathroom with a large Vanity and mirror with a tile shower and Closet to complete. Laundry is in the Unit and storage can be found underground along with a Bike storage room . The Prestigious Marquis building is Very Secure and has been renovated inside to offer a trendy modern atompshere, the building offers residents a nice Gym ,Party /Social room and a beautiful Courtyard to enjoy. This Complex offers a great lifestyle choice for whom is looking to be step for all amenties ,Bow River, walking /bike path, Dog park, retail stores, Malls , personal serivces,restaurants and many more. The Location is Ideal for transit riders being close to buses and right across to the LRT free zone taking you to the East side of downtown for free. This Building offers a heated underground parkade where you will find your own Titled parking along with Plenty of vistor parking for all your guest. This Condo is easy access to Bow Trail, Crowchild Trail , Memorial Drive , 14 street , 10 street, 9ave, 5 ave and 17 ave, Prince's Island pa...

Other 3.58 Ft x 11.50 Ft  
 Kitchen 13.67 Ft x 9.67 Ft  
 Living room 15.17 Ft x 12.50 Ft  
 Kitchen 10.42 Ft x 10.83 Ft

3pc Bathroom 7.25 Ft x 6.58 Ft  
 Other 7.50 Ft x 10.58 Ft  
 Laundry room 2.83 Ft x 4.00 Ft  
 Primary Bedroom 10.42 Ft x 10.83 Ft

Listing Presented By:



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 Century 21 Bravo Realty

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