



1108 6 Avenue Calgary Alberta

\$499,900

Experience the ultimate urban lifestyle at The Marquis, just steps from the Bow River in downtown Calgary, surrounded by exceptional restaurants, shops & an abundance of amenities this vibrant neighborhood has to offer! This stunning condo has been thoughtfully renovated to showcase a modern style, blending classic design with every detail meticulously crafted in this spacious & highly desirable floorplan, a split bedroom design... 2 bedrooms, 2 bathrooms and a den...with views overlooking the lush courtyard! With nearly \$70K in renovations, this stylish condo features sound-reducing LVP flooring throughout, offering both elegance & enhanced comfort. This home has undergone a complete repaint, including the walls, doors, trim & ceiling which has also had the popcorn finish removed & replaced with a sleek, flat-painted finish. The gorgeous kitchen has brand new cabinetry doors in a sophisticated high-gloss white finish with new hardware, all new stainless steel appliances, modern kitchen faucet & black hexagon backsplash that contrasts beautifully with the crisp white cabinetry! Additionally, there are all new light fixtures throughout, blackout blinds on every window, new closet doors, and 2 new modern one-piece toilets. The Master bedroom is generous in size with a walk-through closet to the 4 pc ensuite. The 2nd bedroom has dual closets, a sliding door that opens to the balcony & is next to the large 3pc bathroom...ideal for guests or a roommate. The north facing balcony has a gas line for BBQ hook-up, overlooks the quiet courtyard & is a perfect place to enjoy a warm day! Completing this unit is a large laundry & storage room. The Marquis offers FULL concrete construction, including between suites; all the common areas have recently been renovated & are meticulously maintained. There is an elegant front lobby that welcomes your guests & the building ameniti...

Living room 18.75 Ft x 12.25 Ft

Primary Bedroom 27.83 Ft x 11.00 Ft

Dining room 12.42 Ft x 8.75 Ft

Bedroom 15.08 Ft x 14.75 Ft

Kitchen 9.42 Ft x 9.08 Ft

Den 9.83 Ft x 7.92 Ft

Laundry room 8.58 Ft x 6.58 Ft

Other 9.75 Ft x 9.00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

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