



1108 6 Avenue Calgary Alberta

\$398,000

Openhouse : July 1st , : 3 pm am to 7 pm ; Experience Exceptional Urban Living at The MarquisWelcome to The Marquis, a coveted riverfront address nestled in Calgary's dynamic West End. This 2-bedroom, 2-bathroom condo offers a rare blend of tranquility and convenience--set in a quiet location just steps from everything the city has to offer, including breathtaking views of the Bow River.Prime Location Highlights:Direct access to Bow River Pathways--perfect for walking, running, or cyclingC-Train station within Calgary's free fare zoneWalk to the vibrant shops, cafes, and culture of Kensington across the riverInside, the well-designed layout ensures privacy with bedrooms on opposite sides of a bright, open living space. The spacious primary suite accommodates a king-size bed, showcases river views through large windows, and offers direct access to a private, low-maintenance balcony. The living room features floor-to-ceiling windows and a cozy corner gas fireplace--an ideal spot to unwind and take in the urban skyline.Stylish & Functional Kitchen:Granite countertops and cherry wood cabinetryStainless steel appliances, including newly updated fridge, washer, and dryerGenerous in-suite storage, plus a separate basement lockerAdditional Perks:Extra-wide titled underground parking stall located next to the elevatorRecently renovated building common areasFully equipped fitness centreStylish social lounge with new furnishingsSecure entry, underground parking, bike storageBeautifully maintained garden and green spaceThis is a rare opportunity to own a river-view condo in one of Calgary's most sought-after urban communities.Book your private showing today with your favourite REALTOR(R)! (id:6769)

3pc Bathroom 6.17 Ft x 6.25 Ft

4pc Bathroom 5.92 Ft x 8.33 Ft

Bedroom 13.08 Ft x 10.33 Ft

Primary Bedroom 14.50 Ft x 14.42 Ft

Dining room 7.50 Ft x 12.50 Ft

Foyer 4.92 Ft x 4.58 Ft

Kitchen 10.83 Ft x 10.42 Ft

Laundry room 5.58 Ft x 10.42 Ft

Living room 13.25 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.jerrymoras.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca