



# 1108 6 Avenue Calgary Alberta

\$479,900

Welcome to this bright and inviting corner unit in downtown Calgary's fully concrete riverside condo, The Marquis. Nestled at the edge of Downtown West End, this SW facing unit is filled to the brim with natural light, thanks to its plethora of floor to ceiling windows that surround the living space and den. The kitchen features maple cabinets, granite countertops, and a breakfast bar, to soak up every bit of sunlight while sipping your morning coffee. The bright and cozy living room, complemented by new hardwood floors (2019), features a marble tiled gas fireplace, and access to the large balcony, which can also be accessed from both bedrooms, and includes natural gas BBQ hookups. The primary bedroom contains a 4 piece ensuite bathroom and ample closet space, while a second bedroom, 3 piece bathroom, and in-suite laundry complete this well maintained unit. Added bonuses include heated floors in both bathrooms, a 2 car tandem parking stall in the heated underground parking lot, access to the private courtyard, fitness centre, and social room, and a unique opportunity to watch magpies build their nest and raise chicks each spring! Step outside, and you're 1 block from the C-Train (located in the free fare zone), walking distance to several amenities such as a massage clinic and walk-in medical clinic, all kinds of restaurants, the beautiful walking/biking paths along the Bow River, and only minutes on foot from Kensington and Sunnyside. With features such as visitor parking, heat and water included in the condo fees, new window blinds (2019), and panoramic views of the city, river, and mountains, you won't want to miss the opportunity to see this incredible apartment for yourself. Don't wait, book a showing today! (id:6769)

Kitchen 12.67 Ft x 7.25 Ft  
Dining room 13.75 Ft x 10.83 Ft  
Living room 15.17 Ft x 14.83 Ft  
Foyer 6.42 Ft x 5.08 Ft  
Laundry room 5.33 Ft x 4.92 Ft  
Other 19.92 Ft x 6.33 Ft

Den 13.25 Ft x 12.17 Ft  
Primary Bedroom 12.75 Ft x 12.50 Ft  
Bedroom 13.42 Ft x 9.75 Ft  
3pc Bathroom 7.17 Ft x 4.92 Ft  
4pc Bathroom 8.00 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER MOUNTAIN  
CENTRAL

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

**RE/MAX Realty Professionals**

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