



# 1108 6 Avenue Calgary Alberta

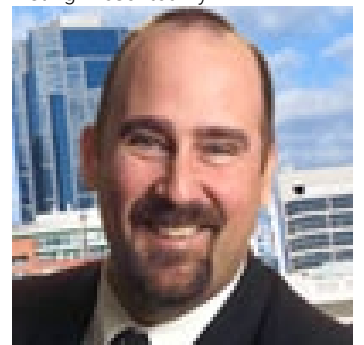
\$358,800

NOW AVAILABLE... Spacious 2 bed and 2 full bathroom home, located on the west end of Downtown in the coveted Marquis. This is one of the most interesting floor plans in the building with loads of windows and a unique circular wall. Now, I know that sometimes unique means weird but this is not the case here. The open floor plan is quite efficient and thoughtfully laid out with very little wasted space. This unit is super bright and sunny with floor-to-ceiling windows and a great room with room to stretch out in! The great room/den is "L shaped" with a convenient open workspace and patio door to the balcony with Gas BBQ hook up. The dining area is open to the great room and just a couple of steps from the kitchen. There's also a raised granite breakfast bar if you're not a sit down dining type. This unit is S-P-A-C-I-O-U-S it feels like a house not an apartment. The second bedroom easily fits a double and even a queen bed. The primary bedroom is magnificently huge! It can easily fit a king bed and still leave room to roam! AND there's double closets! AND direct access to the balcony! Then there's the full ensuite bathroom; vanity, separate shower and soaker tub! Laundry is in the unit and there's oodles of storage in addition to the large storage locker that is included! There's also a common secure bike storage room. This is "The Marquis"; Secure, Pristine & Well Managed. The lobby, upper center core elevator access (with view!) and all hallways are fresh and spiffy. You will feel proud to entertain and energized by the friendly atmosphere. And amenities! Gym, Party /Social room and a beautiful Courtyard that flows out to the Bow River pathways! And, of course, heated, secure titled parking is included as well. Come view this fabulous home and start living "The Marquis lifestyle"!! (id:6769)

Great room 13.00 Ft x 12.00 Ft  
 Dining room 11.00 Ft x 9.00 Ft  
 Kitchen 11.00 Ft x 9.00 Ft  
 Den 10.00 Ft x 8.00 Ft

Primary Bedroom 15.00 Ft x 14.00 Ft  
 Bedroom 11.50 Ft x 8.00 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 4pc Bathroom 8.00 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<https://www.calgaryhomepros.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca