1108 6 Avenue Calgary Alberta

$400,000

OPEN HOUSE December 7th noon to 2pm. This is a fantastic opportunity to own a two-bedroom apartment in the coveted Marquis building in Calgary's Downtown West End. It is just steps away from the Bow River Pathway, a short walk to Kensington, and easy access to the LRT line. The unit boasts 9.5 ft. ceilings with a spacious open concept living space, granite kitchen countertops and stainless-steel appliances, as well as a corner gas fireplace, capacious dining area and an awesome private terrace with BBQ gas line... not to mention the extra storage locker. The kitchen has an extended peninsula-style island with breakfast bar seating. The primary bedroom has direct, private access to the terrace, and through his & hers walkthrough closet you'll find its ensuite bathroom with a soaker tub and separate shower. Bedrooms are separated by the spacious living room which is perfect for a small family or roommate situation. Work from home with privacy in the well-sized dedicated office/den/flex room adjacent to the main living area. This could also be used as an extra bedroom for guests. A convenient oversized in-suite laundry room completes the space with plenty of extra storage for all your extras. In addition to titled secured parking, the building has underground visitor parking as well as a gym, meeting rooms and an outdoor lounge area with a pergola. This home is in the heart of the city and within easy reach to the countless amenities that the Calgary core has to offer! (id:6769)

Listing Presented By:

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Other 4.17 Ft x 8.00 Ft	Bedroom 10.25 Ft x 10.42 Ft
Kitchen 9.25 Ft x 10.00 Ft	Den 7.67 Ft x 8.67 Ft
Dining room 7.00 Ft x 10.00 Ft	Laundry room 5.08 Ft x 5.58 Ft
Living room 12.50 Ft x 13.58 Ft	4pc Bathroom 4.92 Ft x 8.50 Ft
Primary Bedroom 11.08 Ft x 12.00 Ft	4pc Bathroom 7.58 Ft x 8.25 Ft