



## 1108 6 Avenue Calgary Alberta

\$459,900

Welcome to this exceptional 2-bedroom plus den condo in the prestigious Marquis building, situated in Calgary's vibrant Downtown West End. With over 1,260 square feet of beautifully designed living space, this home offers the perfect combination of style, comfort, and functionality, set against the backdrop of the Bow River and stunning northwest views. The location is unparalleled, with walking paths along the river just steps from your door. Whether you enjoy morning strolls, evening jogs, or simply relaxing outdoors, this prime spot offers an effortless connection to nature in the heart of the city. Inside, the condo features a thoughtfully designed layout that maximizes both privacy and space. The two generously sized bedrooms are located on opposite sides of the unit, making this home ideal for roommates, families, or those who frequently host guests. The massive den is an incredibly versatile space, enclosed for privacy yet bathed in natural light thanks to its large window. Whether used as a home office, a creative studio, or a quiet retreat, it's a standout feature that enhances the home's livability. The open-concept living and dining areas are bright and inviting, with large windows that flood the space with natural light and highlight the impressive northwest views. A cozy fireplace adds warmth and charm, creating the perfect ambiance for relaxing evenings or entertaining friends. The recently updated kitchen is a chef's delight, boasting brand-new stainless steel appliances, fresh paint, and upgraded laminate flooring that ties the space together beautifully. The primary bedroom is a true sanctuary, complete with a luxurious ensuite, mirrored closet doors, and large windows that make the space feel expansive and serene. The second bedroom is equally well-appointed, offering plenty of room and versatility. A spacious in-suite laundry room adds convenience an...

Kitchen 9.33 Ft x 7.50 Ft

Dining room 12.33 Ft x 9.50 Ft

Den 10.25 Ft x 8.08 Ft

Living room 13.50 Ft x 12.08 Ft

Foyer 7.92 Ft x 4.17 Ft

Laundry room 8.50 Ft x 6.58 Ft

Primary Bedroom 17.75 Ft x 10.67 Ft

Bedroom 11.42 Ft x 10.25 Ft

4pc Bathroom 10.50 Ft x 6.33 Ft

3pc Bathroom 8.58 Ft x 5.50 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)