



1108 6 Avenue Calgary Alberta

\$549,999

Penthouse at The Marquis - This is what you have been waiting for! Updated and renovated top floor, spacious 1274 SF river-side suite with oversized windows and extra height ceilings to take in the amazing North and West facing RIVER & MOUNTAIN VIEWS overlooking the Bow River. Freshly painted and showcasing a split bedroom design floor plan, this 2 bedroom PLUS DEN suite includes parking for 2 vehicles (tandem) plus additional storage locker. Entering the suite you are drawn to the open and spacious living and dining rooms - the view beckons! Cozy gas fireplace with marble tile front and mantle anchors the living room and oversized windows capture the views - sunset sky's from here are stunning! The updated (in 2019), bright white kitchen overlooks the living area and offers ample granite counter space, breakfast ledge & stainless steel appliances. The primary bedroom is roomy and spacious and accommodates king sized furniture & features walk-through closets, 4 piece ensuite bath with soaker tub, separate shower and ample granite counter vanity space. Second bedroom easily fits queen-sized furniture, offers an extra closet as well and the 3 piece renovated bath (granite counters here, too!) is adjacent - perfect for a room mate or for when guests stay over. Don't forget the den - it's a great size and features floor to ceiling window on to the living room. Laundry room (new washer & dryer in 2024) with lots of storage space & extra shelving. Easy upkeep tile and laminate flooring are throughout the suite. The Marquis offers FULL concrete construction, including between suites, and all common areas have recently been renovated and are meticulously maintained. The gracious front lobby welcomes your guests and building amenities include 24 indoor visitor parking stalls, exercise facilities with his/her change rooms, yoga studio, a party room for gatherings and bike st...

3pc Bathroom 6.08 Ft x 7.50 Ft

4pc Bathroom 8.58 Ft x 8.25 Ft

Bedroom 15.25 Ft x 15.17 Ft

Dining room 12.42 Ft x 8.83 Ft

Kitchen 9.17 Ft x 9.08 Ft

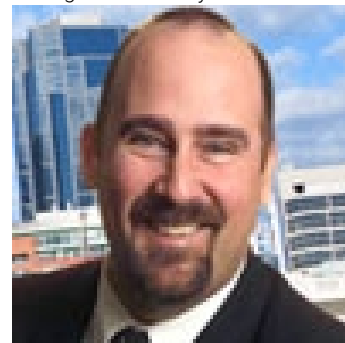
Laundry room 8.67 Ft x 6.58 Ft

Living room 18.75 Ft x 12.33 Ft

Den 9.92 Ft x 8.17 Ft

Primary Bedroom 25.42 Ft x 11.08 Ft

Listing Presented By:



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