



# 1108 6 Avenue Calgary Alberta

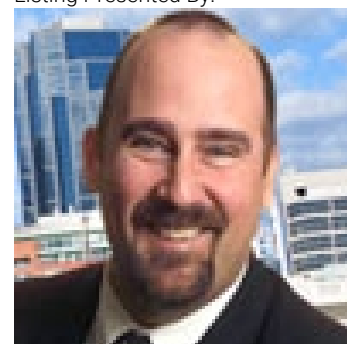
\$459,900

Welcome to this exceptional, updated TWO-BEDROOM, TWO-BATH plus DEN residence at The Marquis, where sweeping panoramic Bow River vistas greet you from both the spacious living area and the primary bedroom. The large patio is the perfect place to relax or entertain while taking in the breathtaking scenery. Spanning nearly 1,100 square feet, this suite combines space, style, and convenience with TWO side-by-side parking stalls and a storage locker. The open-concept living space features a corner gas fireplace, a dining area ideal for entertaining, and a modern kitchen with quartz countertops, recessed lighting, a raised breakfast bar, and stainless steel appliances. The bright den, with its glass wall, offers a perfect workspace or reading retreat. The primary bedroom boasts a renovated ensuite with a walk-in shower, double sinks, and a separate makeup area with built-in mirrored lighting. The second bedroom also enjoys river views, complemented by a four-piece main bathroom and in-suite laundry. Remote-controlled window coverings add an extra touch of convenience. Residents enjoy the full Marquis lifestyle, including secured visitor parking, bike storage, updated common areas, exercise facilities, and monitored security. Located just steps from the Bow River, the downtown core, and Kensington's shops, cafes, and amenities, with the LRT station only a block away, this home offers an unbeatable combination of luxury, convenience, and natural beauty. (id:6769)

Kitchen 10.00 Ft x 9.25 Ft  
Dining room 13.00 Ft x 8.00 Ft  
Living room 16.33 Ft x 13.58 Ft  
Primary Bedroom 12.83 Ft x 11.00 Ft

Bedroom 12.58 Ft x 10.33 Ft  
Office 9.00 Ft x 8.83 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
REMAX Innovations

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**RE/MAX Realty Professionals**

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

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