

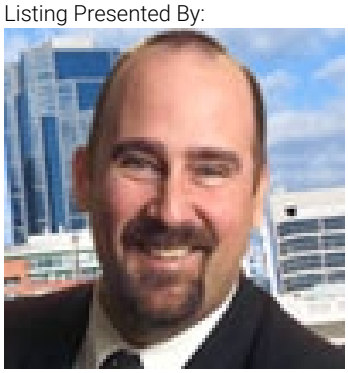
1108 6 Avenue Calgary Alberta

$479,800

PENTHOUSE LIVING WITH BREATHTAKING NW & BOW RIVER VIEWS!Welcome to The Marquis, where spectacular panoramic NORTHWEST-FACING RIVER take centre stage! This spacious 1,274 sq. ft. riverside penthouse suite features oversized windows, soaring ceilings, and unforgettable sunsets. Freshly painted and thoughtfully designed with a desirable split-bedroom floor plan, this home offers 2 bedrooms, a den, 2 bathrooms, tandem parking for two vehicles, and an additional storage locker.Step inside and be captivated by the incredible views stretching across the surrounding landscape. The open-concept living and dining area is perfectly positioned to take full advantage of the breathtaking scenery, with oversized windows bringing in abundant natural light. A cozy gas fireplace with an elegant marble surround adds warmth and sophistication to the space.The bright white kitchen, renovated in 2019, overlooks the living area and features granite countertops, a breakfast bar, generous workspace, and stainless steel appliances--ideal for everyday living and entertaining while enjoying the beautiful views.The spacious primary retreat easily accommodates king-sized furniture and features walk-through closets leading to a luxurious 4-piece ensuite with a soaker tub, separate shower, and generous granite vanity. The second bedroom comfortably fits queen-sized furnishings and offers an additional closet. A renovated 3-piece bathroom with granite countertops is conveniently located nearby.The versatile den makes an excellent home office, complete with a floor-to-ceiling interior window overlooking the living area. A dedicated laundry room features a new washer and dryer (2024), along with abundant additional storage.The Marquis is a premium concrete building, with concrete construction between suites for enhanced sound insulation. Residents enjoy recently renovated common areas, a welcoming l...

3pc Bathroom 6.08 Ft x 7.50 Ft
Bedroom 15.25 Ft x 15.17 Ft
Kitchen 9.17 Ft x 9.08 Ft
Living room 18.75 Ft x 12.33 Ft
Primary Bedroom 25.42 Ft x 11.08 Ft
4pc Bathroom 8.58 Ft x 8.25 Ft
Dining room 12.42 Ft x 8.83 Ft
Laundry room 8.67 Ft x 6.58 Ft
Den 9.92 Ft x 8.17 Ft

Listing Presented By:



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