

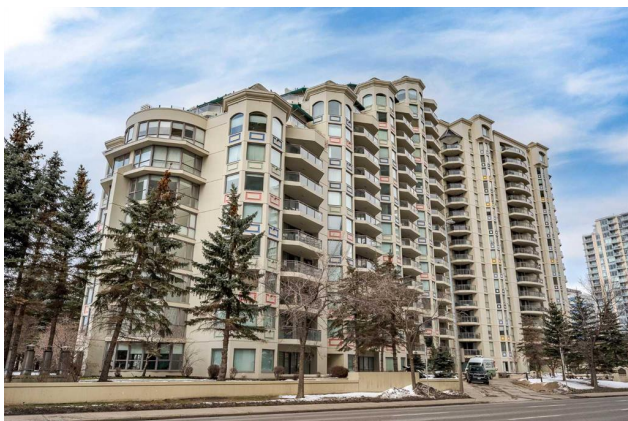


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 6 Avenue #1508, Calgary T2P 5K1**

MLS® #: **A2116556** Area: **Downtown West End** Listing Date: **04/01/24** List Price: **\$469,900**  
Status: **Active** County: **Calgary** Change: **-\$5k, 15-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,270**  
Low Sqft:  
Ttl Sqft: **1,270**

DOM

**48**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Metal**  
Heating: **Baseboard,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony,Lighting**

Construction: **Concrete**  
Flooring: **Laminate**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 10`3"
Dining Room	Main	14`10" x 11`8"
Walk-In Closet	Main	9`1" x 4`9"
Bedroom	Main	13`5" x 10`3"
Laundry	Main	8`3" x 5`11"

Room	Level	Dimensions
Living Room	Main	22`2" x 13`9"
Bedroom - Primary	Main	13`8" x 13`3"
4pc Ensuite bath	Main	8`10" x 7`11"
3pc Bathroom	Main	6`2" x 6`0"
Den	Main	9`6" x 8`3"

Legal/Tax/Financial

Condo Fee:  
**\$1,119**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0113151**

Remarks

Pub Rmks: **Experience the epitome of luxury living at The Marquis with this remarkable penthouse-style unit offering unparalleled river and mountain views. Nestled in the sought-after west wing, this exclusive residence is one of just two, ensuring a sense of privacy and tranquility in this corner unit. Boasting over 1270 sq.ft. of well-designed space, the open floor plan seamlessly blends elegance with functionality. From the spacious kitchen featuring stainless steel appliances and a breakfast bar to the inviting master bedroom with three closets and balcony access, every detail has been thoughtfully curated to enhance your living experience. The second bedroom also offers balcony access, providing breathtaking downtown vistas. With upgrades including wide plank laminate flooring as well as three titled parking stalls, this meticulously maintained unit offers both luxury and convenience. Enjoy the convenience of walking distance to all amenities such as public transit and Princess Island Park, making urban living effortless. Whether you're unwinding on the expansive patio with its rare private garden oasis or indulging in the vibrant cityscape views, this residence promises a lifestyle of sophistication and comfort. Don't miss the opportunity to call this exceptional property home. Schedule a viewing today and discover the unparalleled charm of The Marquis. \*\*\*Please note the reason for the increased condo fee is because of the work that was done to update the building.\*\*\*Titled parking are Numbers 246, 247 and 248\*\*\***

Inclusions: **N/A**

Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

