



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 6 Avenue #505, Calgary T2P 5K1**

MLS® #: **A2125162** Area: **Downtown West End** Listing Date: **04/22/24** List Price: **\$300,000**  
Status: **Active** County: **Calgary** Change: **-\$23k, 16-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: **612**  
Low Sqft:  
Ttl Sqft: **612**

DOM

**27**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:  
Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Hot Water**  
Sewer:  
Ext Feat: **Balcony, Courtyard, Private Entrance**

Construction: **Concrete**  
Flooring: **Ceramic Tile, Laminat**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`7" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 10`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`3" x 6`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`6" x 10`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 4`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 10`10"</b>

Legal/Tax/Financial

Condo Fee: **\$511** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Legal Desc:	0113151	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Spring in to your new home NOW with this Awesome 1 bed and 1 bath Condo, located on the west end of Downtown in the highly desired Marquis Building. Featuring a nice hallway leading you to the kitchen and Living space with, FLOOR TO CEILING WINDOWS a SPACIOUS living room with a corner gas FIREPLACE. Just off the living room is a Large balcony with Gas bbq hook up can be also be found making it ideal for warmer months, South facing balcony will ensure there is plenty of natural sunlight in this Unit. Open to a COZY Kitchen that offers a eating bar which is ideal for entertaining and has been upgraded with a raised granite Counter along with good Cabinet space for all your goods. After a long day you can rest your head down in a Comfortable bedroom, that can fit a queen size bed with 2 end tables and offers 2 closets. To follow you can find a wide 3pcs bathroom with a large Vanity and mirror with a tile shower and Closet to complete. Laundry is in the Unit and storage can be found underground along with a Bike storage room . The Prestigious Marquis building is Very Secure and has been renovated inside to offer a trendy modern atompshere, the building offers residents a nice Gym ,Party /Social room and a beautiful Courtyard to enjoy. This Complex offers a great lifestyle choice for whom is looking to be step for all amenties ,Bow River, walking /bike path, Dog park, retail stores, Malls , personal serivces,restaurants and many more. The Location is Ideal for transit riders being close to buses and right across to the LRT free zone taking you to the East side of downtown for free. This Building offers a heated underground parkade where you will find your own Titled parking along with Plenty of vistor parking for all your guest. This Condo is easy access to Bow Trail, Crowchild Trail , Memorial Drive , 14 street , 10 street, 9ave, 5 ave and 17 ave, Prince's Island park, Kensington , Eau Claire Market,Peace bridge, Shagnappi Golf course, Southern Auditorium, Sait , Uof C can be all found nearby. If your looking a for a well maintained Secure Clean building, with plenty of Natural sunlight, this is it, Even the Garbage room smells good and is well organized. Pet lovers are welcomed here with Board approval, Pet under 25lbs should easily get board approval. Some previous upgraded items are Led lights, Cellular window covers and engineer hardwood floors and some appliances. Book a showing and Make this your home NOW,Vacant and ready for you!</b></p>		
Inclusions:	n/a		
Property Listed By:	Century 21 Bravo Realty		

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













