



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 6 Avenue #602, Calgary T2P 5K1**

MLS® #: **A2125805**

Area: **Downtown West End**

Listing Date: **04/25/24**

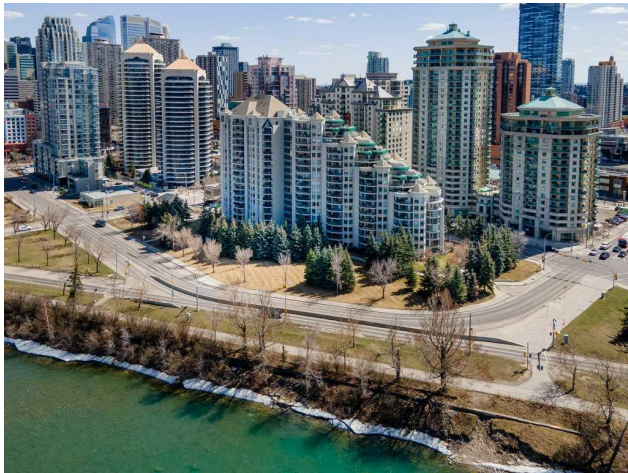
List Price: **\$479,100**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 10-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:

**1,092**

Low Sqft:

Ttl Sqft:

**1,092**

DOM

**24**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Apartment**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

**Baseboard,Natural Gas**

**BBQ gas line**

Construction:

**Concrete**

Flooring:

**Carpet,Tile**

Water Source:

Fnd/Bsm:

Kitchen Appl:

Int Feat:

Utilities:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

**Breakfast Bar,Double Vanity,Walk-In Closet(s)**

Room Information

Room

**4pc Bathroom**

**Bedroom**

**Dining Room**

**Laundry**

**Office**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

Dimensions

**7`6" x 8`8"**

**10`5" x 12`7"**

**11`2" x 12`11"**

**5`4" x 7`10"**

**8`10" x 9`0"**

Room

**4pc Ensuite bath**

**Bedroom - Primary**

**Kitchen**

**Living Room**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

Dimensions

**7`10" x 8`3"**

**11`2" x 12`1"**

**9`11" x 8`3"**

**13`8" x 17`1"**

Legal/Tax/Financial

Condo Fee:  
**\$923**

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

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

Legal Desc: **0113151**

Remarks

Pub Rmks: **Introducing The Marquis: A Riverfront Retreat! Discover this stunning 2-bedroom plus den residence, spanning nearly 1100 square feet and boasting an updated kitchen and bathrooms. TWO side by side parking stalls and a storage locker, this suite offers unparalleled convenience. Nestled along the river valley, it presents a captivating panorama from every angle, thanks to its floor-to-ceiling windows gracing the primary spaces. Newer carpet, freshly painted walls that invite tranquility, and an open kitchen adorned with quartz counters, recessed lighting, and a breakfast bar for casual dining. The expansive living area offers a corner gas fireplace, while a separate dining area invites gatherings and conversation. Enjoy access to the generously sized balcony from both the primary bedroom and the living room, extending your living space into the outdoors. The den, with its glass wall, bathes in natural light, offering a perfect space for work or relaxation. The primary bedroom boasts a completely renovated ensuite with walk-in shower double shower jet systems. Separate makeup area with built in mirrored light system. Top it off with infloor heat and seperate laundry room this setup won't disappoint. Plenty of storage options, remote controlled window coverings and natural gas connection on the balcony. Experience the Marquis lifestyle, complete with onsite management, indoor secured visitor parking, bike storage facilities, and personal storage locker. Updated common areas, onsite exercise area, package delivery area and all secured with cameras. Conveniently located mere steps from the tranquil Bow River and with the LRT station just across the street, The Marquis presents an unparalleled blend of luxury, convenience, and natural beauty.**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Mission Real Estate**

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



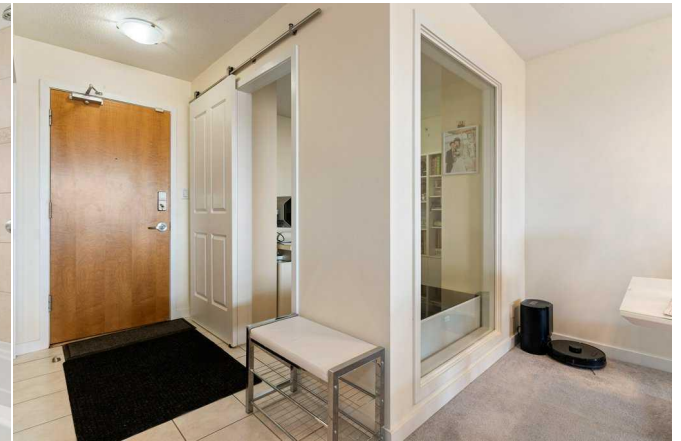
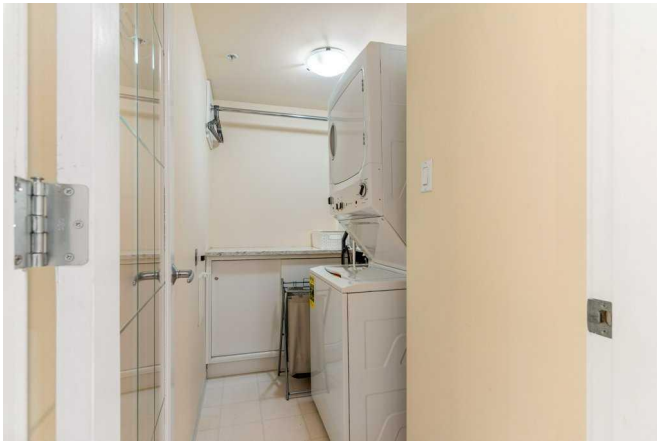




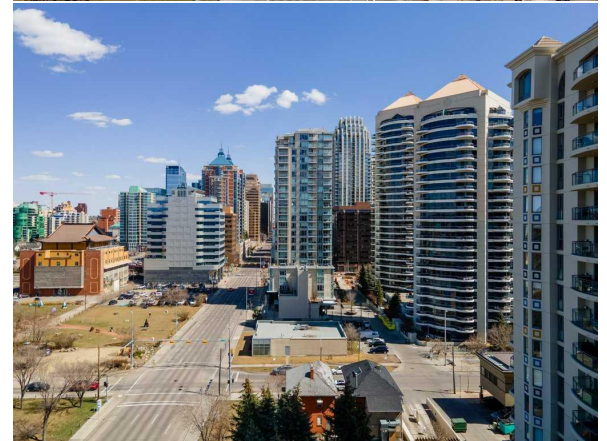
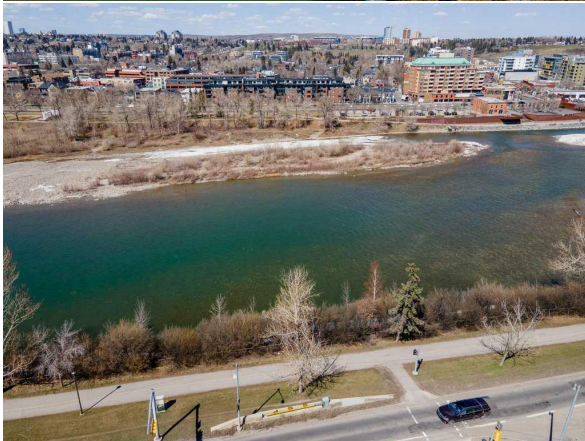
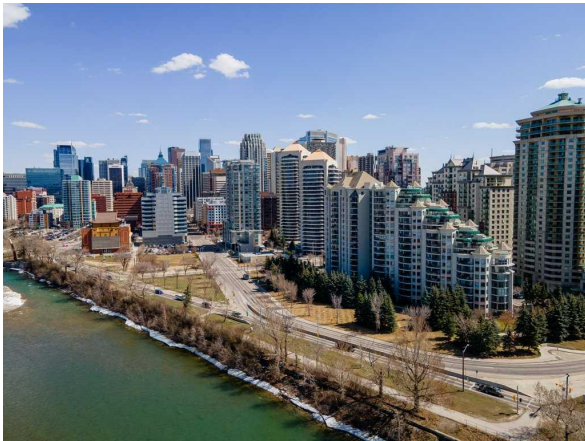
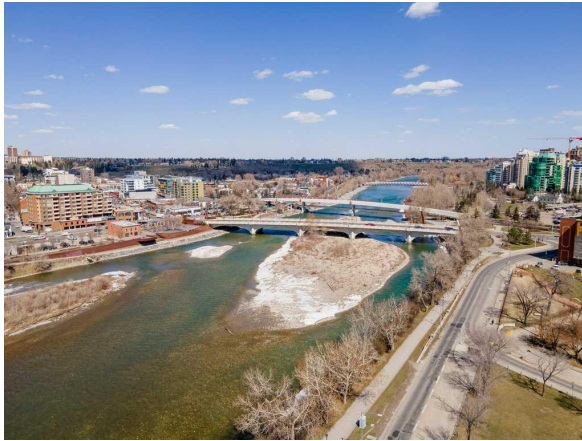
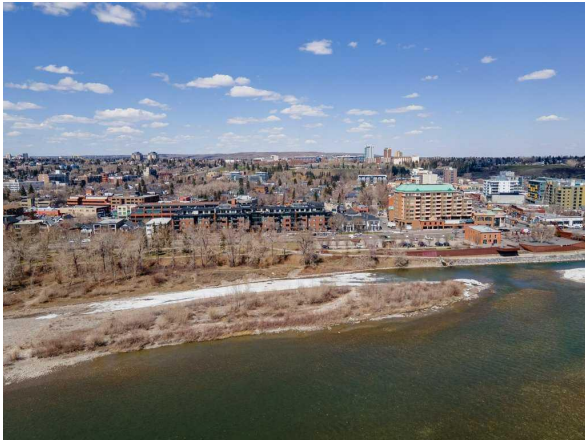




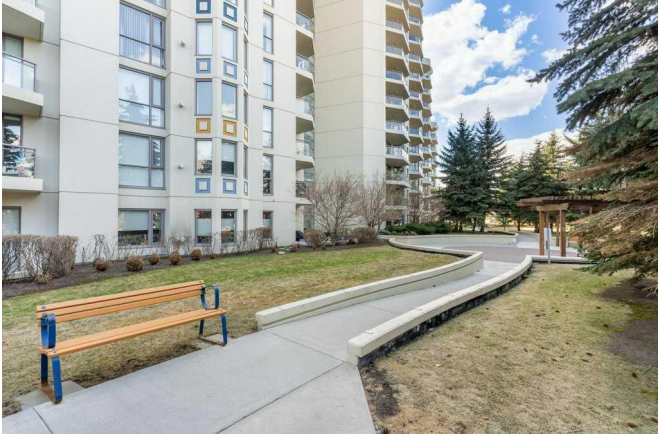
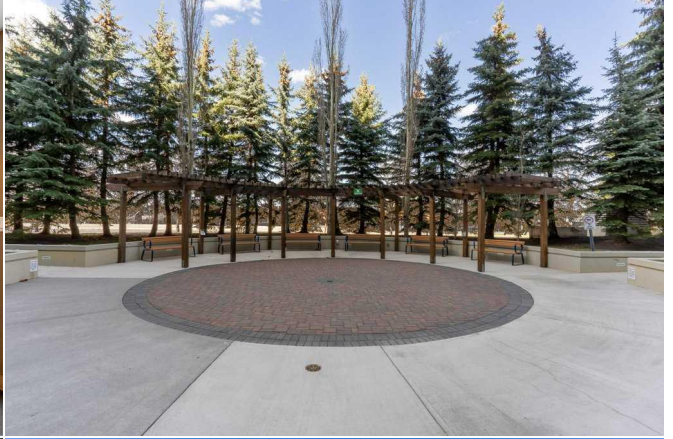












602-1108 6 Ave SW, Calgary, AB

Main Floor Interior Area 1582.46 sq ft



PREPARED: 2024/04/25

White regions are excluded from total floor area in SQUARE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.