

1108 6 Avenue #102, Calgary T2P5K1

MLS®#: **A2159110** Area: **Downtown West End** Listing Date: **10/10/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **1,093**
 Low Sqft:
 Ttl Sqft: **1,093**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Metal**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`2" x 8`0"	Kitchen	Main	9`3" x 10`0"
Dining Room	Main	7`0" x 10`0"	Living Room	Main	12`6" x 13`7"
Bedroom - Primary	Main	11`1" x 12`0"	Bedroom	Main	10`3" x 10`5"
Den	Main	7`8" x 8`8"	Laundry	Main	5`1" x 5`7"
4pc Bathroom	Main	4`11" x 8`6"	4pc Ensuite bath	Main	7`7" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$903

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0113151**

Remarks

Pub Rmks: **This is a fantastic opportunity to own a two-bedroom apartment in the coveted Marquis building in Calgary's Downtown West End. It is just steps away from the Bow River Pathway, a short walk to Kensington, and easy access to the LRT line. The unit boasts 9.5 ft. ceilings with a spacious open concept living space, granite kitchen countertops and stainless-steel appliances, as well as a corner gas fireplace, capacious dining area and an awesome private terrace with BBQ gas line... not to mention the extra storage locker. The kitchen has an extended peninsula-style island with breakfast bar seating. The primary bedroom has direct, private access to the terrace, and through his & hers walkthrough closet you'll find its ensuite bathroom with soaker tub and separate shower. Bedrooms are separated by the spacious living room which is perfect for a small family or roommate situation. Work from home with privacy in the well-sized dedicated office/den/flex room adjacent to the main living area. This could also be used as an extra bedroom for guests. A convenient oversized in-suite laundry room completes the space with plenty of extra storage for all your extras. In addition to titled secured parking, the building has underground visitor parking as well as gym, meeting rooms and an outdoor lounge area with a pergola. This home is in the heart of the city and within easy reach to the countless amenities that the Calgary core has to offer!**

Inclusions: **Patio Swing. not the chairs**
Property Listed By: **eXp Realty**

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











