



THE A-TEAM

RE/MAX FIRST

1108 6 Avenue #506, Calgary T2P 5K1

MLS® #: A2165337 Area: Downtown West End Listing Date: 09/12/24 List Price: \$320,000
Status: Active County: Calgary Change: -\$5k, 11-Oct Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 2001
Finished Floor Area: 788
Low Sqft: 788
Ttl Sqft: 788

DOM

82
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Enclosed,Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: Baseboard,Forced Air
Sewer:
Ext Feat: Balcony,Courtyard,Garden,Other
Construction: Concrete,Mixed,Other,Post & Beam,See Remarks
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer
Int Feat: Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Laundry, Dining Room, Bedroom - Primary, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$668 Title: Fee Simple Fee Freq:
Zoning: DC (pre 1P2007)

Monthly

Legal Desc: 0113151

Remarks

Pub Rmks: **An exquisite south-facing home in The Marquis is located just steps from the Bow River Pathway. This 1 bed home comes fully furnished and extremely spacious with over 800sq' of living space! The main living areas flow perfectly & allow for easy entertaining. The kitchen features granite countertops, plenty of storage & counter space & raised eating bar. There is a dedicated dining area & the living room has a gas fireplace & patio doors that open up to your south-facing patio. New kitchen appliances, and motorized blinds. Bathroom is complete with in-floor heating and walk-in laundry /storage room. There is plenty of room for a BBQ & seating area where you can enjoy with views to the southwest part of Calgary. The master suite is very spacious & has a cheater ensuite, as well as a private laundry & storage room area. The Marquis is a well-managed building with elevator, meeting, recreation & fitness rooms. A titled underground parking stall in the heated and secure underground parkade is included with the unit. An additional storage separate from the unit. Condo fees include heat and water. Enjoy a truly serene outdoor space/courtyard just behind the building. Unison at Kerby Centre is a facility across the street with lots of daily/weekly and seasonal activities! This unit is in an ideal location with the ideal price!**

Inclusions: **ALL blinds - including Motorized window covers**  
Property Listed By: **eXp Realty**

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











