



THE A-TEAM

RE/MAX FIRST

1108 6 Avenue #215, Calgary T2P 5K1

MLS® #: A2165882 Area: Downtown West End Listing Date: 09/14/24 List Price: \$455,000
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:

Finished Floor Area
Abv Sqft: 1,076
Low Sqft:
Ttl Sqft: 1,076

Parkade, Underground

DOM

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

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony, Courtyard

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

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Bookcases, Granite Counters, Soaking Tub, Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Bedroom, Bathroom, Storage, Balcony and their specifications.

Legal/Tax/Financial

Condo Fee:
\$884

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0113151**

Remarks

Pub Rmks: **This is what you have been looking and waiting for - a spacious 2 bdrm & 2 full bath suite, located at tree level, on the River Side of The Marquis building, with many thoughtful updates you're sure to love. The suite entrance offers a full size coat closet plus convenient storage nook and beautiful hickory engineered floors are throughout the main living areas and bedrooms. Step into the gracious main living area and realize how quiet it is! The living and dining room look out to the extra spacious balcony, wrapped in the greenery of the trees, with the Bow River just beyond. Cozy gas fireplace with tile front and dominant mantle anchors the living room. The kitchen offers a ton of granite counter space and ample cupboards with LED under cabinet lighting, updated pull out drawers (so convenient), hi-end ultra quiet Bosh dishwasher, gorgeous induction range, fridge at counter depth and an upgraded oversized double kitchen sink & faucet. Love cooking? Then this is the kitchen for you! The Primary bedroom is roomy and spacious and features a glass door with access directly to the balcony, walk-through closets to the 4 piece ensuite bath, and extra storage closet. This floor plan offers a split bedroom design, with bedrooms at opposite ends of the suite - perfect for a room mate or when guests visit. The second bedroom offers a Murphy bed with bookcases and easily doubles as a den or home office space. 3pc bath is located adjacent and the oversized laundry room with storage cupboards and extra shelving completes the suite. Wiring for insuite sound and tv is done by K&W audio! Parking is titled and the OVERSIZED storage locker will be the envy of your friends - its 17' x 6' (more than 100 SF!) - finally a place to store all your stuff! The Marquis offers FULL concrete construction, including between suites, and all common areas have recently been renovated and are meticulously maintained. The gracious front lobby welcomes your guests and building amenities include 24 indoor visitor parking stalls, exercise facilities with his/her change rooms, yoga studio, a party room for gatherings and bike storage. With a walkability score of 95, this West Downtown location is amazing - super close to the Bow River pathways, Prince's Island park, coffee shops, boutiques and great restaurants to explore, 1 block to the LRT (downtown free zone), & the fun and excitement of Kensington is just across the river. This is a pet friendly building (with Board approval) - Start living the lifestyle you've dreamed of and call to view today!**

Inclusions: **kitchen tv and mount, muphey bed & mattress,**
Property Listed By: **RE/MAX Realty Professionals**

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







