



THE
A-TEAM

**RE/MAX
FIRST**

1108 6 Avenue #907, Calgary T2P 5K1

MLS®#: **A2179519** Area: **Downtown West End** Listing Date: **11/20/24** List Price: **\$369,000**
 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:

Finished Floor Area

Abv Sqft: **1,150**
 Low Sqft:
 Ttl Sqft: **1,150**

DOM

63
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Parkade,See Remarks,Tandem,Titled,Underground

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Concrete,Stucco**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Elevator,Granite Counters,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 9`4"	Dining Room	Main	11`5" x 10`0"
Living Room	Main	20`6" x 10`5"	Bedroom	Main	17`0" x 15`2"
Bedroom	Main	11`3" x 7`10"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$981

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0113151**

Remarks

Pub Rmks: **AMAZING WEST DOWNTOWN LOCATION with 2 titled, underground parking spaces. With a 95 walkability score, this location is incredible: close to the LRT, Bow River pathways, Prince's Island park, shopping, coffee shops, boutiques and great restaurants. Entire unit has been freshly painted and (BONUS) brand new, updated window blinds. New microwave hood fan. Watch the Stampede Parade from your balcony. Spacious 2 bed, 2 full bathroom home, in the coveted Marquis building. The open floor plan is efficient and thoughtfully laid out. The primary bedroom is a great size. It can easily fit a king bed with 2 double closets with a full ensuite bathroom: vanity, separate shower and soaker tub! The second bedroom easily fits a queen bed. In-suite laundry with more storage. There's a common, secure bike storage room. Gas fireplace in Living Room. Amenities include a Party /Social room, full fitness area, a beautiful outside courtyard with a secluded pergola for relaxing. This is a pet friendly building (with Board approval). This unit has it all at an attractive price point. This unit will not last long.**

Inclusions:
Property Listed By: **RE/MAX Real Estate (Central)**

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











