



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 6 Avenue #102, Calgary T2P5K1**

MLS®#: **A2181736** Area: **Downtown West End** Listing Date: **12/02/24** List Price: **\$400,000**  
 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

**61**  
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: **OPEN HOUSE December 7th noon to 2pm. 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 a 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 a 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: **N/A**  
Property Listed By: **eXp Realty**

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





















