



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

19
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
Entrance	Main	4`2" x 8`0"
Dining Room	Main	7`0" x 10`0"
Bedroom - Primary	Main	11`1" x 12`0"
Den	Main	7`8" x 8`8"
4pc Bathroom	Main	4`11" x 8`6"

Room	Level	Dimensions
Kitchen	Main	9`3" x 10`0"
Living Room	Main	12`6" x 13`7"
Bedroom	Main	10`3" x 10`5"
Laundry	Main	5`1" x 5`7"
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:
Property Listed By: **N/A**
eXp Realty

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











