



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 6 Avenue #811, Calgary T2P 5K1**

MLS®#: **A2188476**      Area: **Downtown West End**      Listing Date: **01/17/25**      List Price: **\$499,900**  
 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:

**Parkade,Side By Side,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,211**  
 Low Sqft:  
 Ttl Sqft: **1,211**

DOM

**5**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Metal**  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>7`2" x 11`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 24`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 13`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 10`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 5`4"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$1,040**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0113151**

Remarks

Pub Rmks: **Enjoy living in a Penthouse next to the Bow River at The Marquis, in this amazing 2-bed/2-bath unit w/ 2 UNDERGROUND SIDE-BY-SIDE PARKING STALLS. Located on the SW corner with a large south-facing balcony & oversized windows throughout. This executive unit features UNOBSTRUCTED RIVER & CITY VIEWS & beautiful sunlight from morning until sundown. W/ over 1,200 sf of living space, this floorplan is one of the few top floor units with SOARING 13-ft ceilings! This layout features a kitchen w/ granite counters, lots of storage & open views to the formal dining area surrounded by floor-to-ceiling windows and a captivating VIEW! The spacious living room features a tall mantled gas fireplace, and shares vaulted ceilings, with access to the balcony. Beautiful, light oak laminate floors throughout, recently re-painted and brand-new kitchen appliances. The 2 large bdrms both have access to separate baths & direct access to the oversized balcony as well. This unit has insuite laundry w/ a brand new washer/dryer. For those seeking the urban lifestyle, this location can't be beat! Mere steps to the river walkways & biking paths, only a block to LRT & walking distance to many restaurants & groceries. Well-managed/maintained building with a renovated lobby, a convenient postal box, plus a gym, party room and private courtyard out back.**

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

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















