



THE
A-TEAM

**RE/MAX
FIRST**

1108 6 Avenue #609, Calgary T2P 5K1

MLS®#: **A2190974** Area: **Downtown West End** Listing Date: **01/29/25** List Price: **\$359,000**
 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: **1,069**
 Low Sqft:
 Ttl Sqft: **1,069**

DOM

4

Layout

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

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat:

Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Chandelier, Granite Counters, Soaking Tub**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`11" x 8`2"	Living Room	Main	13`3" x 11`4"
Dining Room	Main	10`0" x 5`5"	Bedroom - Primary	Main	14`3" x 14`3"
4pc Ensuite bath	Main	8`1" x 5`11"	Bedroom	Main	12`4" x 10`4"
3pc Bathroom	Main	6`3" x 6`2"	Entrance	Main	4`11" x 4`7"
Storage	Main	8`4" x 4`3"	Laundry	Main	9`2" x 3`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$884

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0113151

Remarks

Pub Rmks: **This is what you have been looking and waiting for - a great price for a spacious 2 bdrm & 2 full bath suite, located in the desirable Marquis building. The suite entrance offers two full sized coat for added storage, gracious main living and dining area, cozy gas fireplace with tile front and dominant mantle anchors the living room. The kitchen offers ample granite counter space and cupboard space, newer dishwasher, microwave/hood fan and fridge. 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. 3pc bath is located adjacent to second bedroom and the laundry room with upgraded, oversized washer & dryer included. 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, pet size under 20 lbs) - Start living the lifestyle you've dreamed of and call to view today!**

Inclusions: n/a

Property Listed By: RE/MAX Realty Professionals

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









