



1202, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2308633



**\$450,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 903

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** NA

Welcome to The Marquis! Elevated living on the 12th floor where the Bow River takes centre stage! This stunning 2 bedroom plus den, 2 full bathroom suite offers some of the most breathtaking unobstructed river views. With an intelligent split bedroom floor plan and an abundance of natural light pouring through oversized windows, this suite truly lives large. The well appointed kitchen flows seamlessly into the living space and offers ample counter space, quality appliances and a layout perfect for both everyday living and entertaining guests. The primary bedroom is a true retreat generously sized to accommodate king furniture, complete with a walk-through closet and a private ensuite bath. The second bedroom is equally well sized and ideal for guests, a roommate, or a dedicated bedroom for the kids. The den is a versatile bonus space perfect for a home office, reading nook or additional storage. A second full bath serves the second bedroom beautifully. In suite laundry and additional storage complete this thoughtfully designed floor plan. The Marquis is full concrete construction, quiet and solidly built with recently renovated common areas that are meticulously maintained. Building amenities include 24 indoor visitor parking stalls, a fully equipped fitness centre with his and her change rooms, yoga studio, party room and bike storage. Pet friendly building with Board approval. Steps to the Bow River pathways, Prince's Island Park, the free zone LRT, boutique shops, coffee shops and the best restaurants Calgary has to offer. Kensington is just across the river for even more to explore.