



1703, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2319275



**\$850,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,963
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Dry Bar, Elevator, Granite Counters, Storage		

**Inclusions:** Air conditioning in Bedroom area-The AC was modernized with a newer compressor.

**RARE PENTHOUSE OPPORTUNITY!** Offering over 2,380 sq. ft. of living space, this extraordinary residence was created by combining two units into one expansive home in the prestigious Marquis. Perched above Calgary's Downtown West End, this unique penthouse delivers the space and functionality of a detached home with the convenience, security, and lifestyle of luxury condominium living. Surrounded by floor-to-ceiling windows on three sides, this impressive suite enjoys spectacular east, south, and north exposures, flooding the home with natural light throughout the day while showcasing breathtaking panoramic views of Calgary's skyline and, importantly, unobstructed views overlooking the Bow River. The ever-changing river, city, and horizon vistas create a truly remarkable backdrop from nearly every room (main patio BBQ fitted for gas). Designed for both comfortable everyday living and sophisticated entertaining, the open-concept layout features spacious living and dining areas separated by a striking double-sided fireplace that creates warmth and ambiance without sacrificing openness. Adjacent to the dining area is a unique den, office, or library retreat featuring a dramatic double-height ceiling and Hunter ceiling fan, creating an inspiring space for working from home, reading, or simply enjoying a quiet escape from the main living areas. The beautifully appointed kitchen is a chef's dream, complete with granite countertops, abundant cabinetry, premium appliances, a built-in oven and microwave, gas cooktop, and convenient breakfast bar. Whether hosting friends or enjoying a quiet evening at home, this space was designed to impress. The thoughtful floor plan provides excellent separation between the living spaces and bedroom wing, creating a private retreat away from the main entertaining areas. The primary suite is truly

exceptional, featuring a generous walk-in closet and a private sitting room/dressing area with its own fireplace. Both bathrooms have been beautifully renovated with quality finishes, including granite countertops and an impressive marble walk-in shower with rain head system. Additional highlights include engineered vinyl hardwood flooring, automatic Hunter Douglas blinds, a spacious laundry and storage room, an extra storage locker, and the rare convenience of THREE titled underground parking stalls. Residents of The Marquis enjoy updated fitness facilities and a bike room, while the unbeatable Downtown West End location places you just steps from the Bow River pathway system, LRT access, restaurants, shopping, entertainment, and Calgary's vibrant downtown core. This is a truly unique penthouse offering the size, views, and lifestyle that are seldom found in today's condominium market.