



1701, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2323707



**\$509,800**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,119

**LLD:** -

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

**Utilities:** -

**Inclusions:** na

VIEW, VIEW!!! Penthouse Living at The Marquis with amazing North-WEST facing VIEW! This spacious riverside suite features 1,274 sq. ft, oversized windows and soaring ceilings. Freshly painted and thoughtfully designed with a desirable split-bedroom floor plan, this home offers 2 bedrooms, a den, 2 bathrooms, tandem parking for two vehicles, and an additional storage locker. Step inside to an open-concept living and dining area where the spectacular views immediately capture your attention. A cozy gas fireplace with a marble surround creates a warm focal point, while large windows frame unforgettable sunsets and panoramic scenery. The bright white kitchen, renovated in 2019, overlooks the living space and features granite countertops, a breakfast bar, ample workspace, and stainless steel appliances—perfect for both everyday living and entertaining. The spacious primary retreat easily accommodates king-sized furniture and includes walk-through closets leading to a luxurious 4-piece ensuite complete with a soaker tub, separate shower, and generous granite vanity. The second bedroom is equally inviting, comfortably fitting queen-sized furnishings and offering an additional closet. A renovated 3-piece bathroom with granite countertops is conveniently located nearby, making it ideal for guests or roommates. The versatile den provides an excellent home office features a floor-to-ceiling interior window overlooking the living area. A dedicated laundry room with a new washer and dryer (2024), abundant storage. The Marquis is a premium concrete building, including concrete construction between suites for enhanced sound insulation. Residents enjoy recently renovated common areas, a welcoming lobby, and an impressive selection of amenities, including a fitness centre with change rooms, yoga studio, party room, bike storage. This pet-friendly

building welcomes dogs under 20 lbs (subject to board approval). Experience the best of urban living with spectacular views, outstanding amenities, and an unbeatable location. Book your private showing today.