



GRASSROOTS
REALTY GROUP

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306, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2340889



\$264,999

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Clay Tile
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 668
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

PUBLIC OPEN HOUSE THURSDAY SEPT 17 4:00-6:00 PM Located in the iconic Marquis building with fabulous tree-lined views, this one-bedroom, one-bathroom, 805 sq. ft. unit is not to be missed. This south-facing home is just steps from the Bow River pathway system. The main living areas are generous in size with a flowing layout, perfect for entertaining. The partially open kitchen, formal dining room, and living room seamlessly join together. The primary suite is generously sized, with a walk-through closet leading into a four-piece bathroom, off of which you'll find stacked laundry and storage. With a Walk Score of 98, Transit Score of 82, and Bike Score of 96, this location can't be beat. The Marquis is a well-managed building offering recreation and fitness rooms, two elevators, and a meeting/party room. One underground, titled parking stall in a heated and secure parkade is included with the unit, along with an additional storage unit. Condo fees include heat and water.