

506, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2165337



## \$325,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 668
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Post & Beam, See Remarks	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** ALL blinds - including Motorized window covers

An exquisite south-facing home in The Marquis is located just steps from the Bow River Pathway. This 1 bed home comes fully furnished and extremely spacious with over 800sq' of living space! The main living areas flow perfectly & allow for easy entertaining. The kitchen features granite countertops, plenty of storage & counter space & raised eating bar. There is a dedicated dining area & the living room has a gas fireplace & patio doors that open up to your south-facing patio. New kitchen appliances, and motorized blinds. Bathroom is complete with in-floor heating and walk-in laundry /storage room. There is plenty of room for a BBQ & seating area where you can enjoy with views to the southwest part of Calgary. The master suite is very spacious & has a cheater ensuite, as well as a private laundry & storage room area. The Marquis is a well-managed building with elevator, meeting, recreation & fitness rooms. A titled underground parking stall in the heated and secure underground parkade is included with the unit. An additional storage separate from the unit. Condo fees include heat and water. Enjoy a truly serene outdoor space/courtyard just behind the building. Unison at Kerby Centre is a facility across the street with lots of daily/weekly and seasonal activities! This unit is in an ideal location with the ideal price!