

**1701, 1108 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2281357**



**\$528,900**

<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>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,119
<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>	Breakfast Bar, Granite Counters, High Ceilings, Soaking Tub		

**Inclusions:** n/a

Penthouse at The Marquis - This is what you have been waiting for and it shares only one wall with a neighbour! Updated top floor suite, spacious 1274 SF Riverside suite with oversized windows and extra height ceilings to take in the amazing North and West facing RIVER & MOUNTAIN VIEWS overlooking the Bow River. Freshly painted and showcasing a split bedroom design floor plan, this 2 bedroom PLUS DEN suite includes parking for 2 vehicles (tandem) plus additional storage locker. Entering the suite you are drawn to the open and spacious living and dining rooms & the view beckons! Cozy gas fireplace with marble tile front and mantle anchors the living room and oversized windows capture the views & sunset sky's from here are stunning! The updated (in 2019), bright white kitchen overlooks the living area and offers ample granite counter space, breakfast ledge & stainless steel appliances. The primary bedroom is roomy and spacious and accommodates king sized furniture & features walk-through closets, 4 piece ensuite bath with soaker tub, separate shower and ample granite counter vanity space. Second bedroom easily fits queen-sized furniture, offers an extra closet as well and the 3 piece renovated bath (granite counters here, too!) is adjacent & perfect for a room mate or for when guests stay over. Don't forget the den & it's a great size and features floor to ceiling window on to the living room. Laundry room (new washer & dryer in 2024) with lots of storage space & extra shelving. Easy upkeep tile and laminate flooring are throughout the suite. The Marquis offers FULL concrete construction, including between suites, and all common areas have recently been renovated and are meticulously maintained. The gracious front lobby welcomes your guests and building amenities include 24 indoor visitor parking stalls,

exercise facilities with his/her change rooms, yoga studio, a party room for gatherings and bike storage. With a walkability score of 95, this West Downtown location is amazing &ndash; super close to the Bow River pathways, Prince&rsquo;s Island park, coffee shops, boutiques and great restaurants to explore, 1 block to the LRT (downtown free zone), & the fun and excitement of Kensington is just across the river. This is a pet friendly building (dogs under 20 lbs, with Board approval) &ndash; Start living the lifestyle you&rsquo;ve dreamed of and call to view today!