

1004, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2228396

**\$364,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 903
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** NA

Welcome to The Marquis, an executive condominium in a prime downtown location! This stunning 2-bedroom, 2-bathroom corner unit offers 1,100 sq. ft. of bright, open-concept living with unobstructed river views and modern updates throughout. This Southeast-facing unit is spacious, comfortable, and designed for functional living. The open kitchen features granite countertops, maple cabinetry, and Newer stainless-steel appliances, seamlessly flowing into a large dining area and living room with a cozy gas fireplace and floor-to-ceiling windows. Step out onto two private balconies—one from the master bedroom and another from the kitchen—each offering plenty of space to relax, entertain, and enjoy the beautiful city and river views. The balcony also includes a built-in natural gas BBQ hookup. The primary suite is a true retreat with his-and-hers closets, a large 4-piece ensuite with heated floors, an enormous vanity with granite countertops, and plenty of storage. The second bedroom is located on the opposite end of the unit, offering privacy, ample closet space, and large windows. A second full bathroom with heated floors is conveniently located nearby. Additional features include full-size in-suite laundry, a large storage room, and an underground storage locker. The unit also comes with titled heated underground parking with lots of visitor parking, located near the elevator for added convenience. Living at The Marquis means enjoying solid concrete construction, minimizing noise and maximizing privacy. The building offers on-site management, a fitness center, and a party room, all available to residents free of charge. With quick access to the LRT (in the free fare zone), Bow River pathways, Kensington, Eau Claire, and downtown, as well as University of Calgary, SAIT, and MRU, this location is unbeatable. Don't miss this incredible opportunity to own

a luxurious condo in one of downtown's most desirable buildings. Call today to schedule a viewing!