



DJ Golden
REAL ESTATE

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309, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2208500



\$419,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,087 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | \$ 884 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Smoking Home | | |

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Door Opener

Welcome to Marquis...Prestigious Apartment Building steps away from Downtown & C-Train Station! This Fabulous 2 Bedrooms, 2 Baths Unit offers more than Sunny South Facing & 1,087 sq.ft. of Fine Living Space, Bright Open Floor w/ Floor to Ceilings Windows & Laminated Floors throughout, Sunny Living Rm w/ Cozy Fireplace, Maple Kitchen w/ Beautiful Granite Counters, Elegant Backsplash, Loads of Cabinets & Tile Floors, Spacious Master Bedroom w/ His & Hers Closet, 4 pc Ensuite & Storage, Second Bedroom adjacent to 3 pc Main Bath, In-Suite Laundry. This Unit comes w/ 1 Titled Underground Parking & Storage Locker. This Well Maintained Complex features Luxurious Amenities: Gym w/ Latest Equipment, Whirlpool, Party Rm & Ample Indoor Visitor Parking. Superb Location only Steps to Princess Island Park, Bow River Pathway, Trendy Kensington, Downtown Offices & Shopping. Perfect Opportunity to own this Beauty