



## 509, 1108 6 Avenue SW, Calgary, Alberta - \$365,000



Main Photo

### Property Description

A new school year is revving up and THE MARQUIS goes to the Top of the Class! Firstly, it's located in Downtown Calgary's West End, which has been graded with an 84 Transit score, an 87 Walk score and a 94 Bike score! Well deserved given the proximity to Kensington, the downtown core, the river pathway, Prince's Island, LRT, as well as shops, restaurants and services. Everything you need is just steps or a short bike ride away - check out the aerial view video! Secondly, The Marquis scores an A+ for being a very secure, well run complex with plenty of free underground visitor parking, additional secured storage lockers and bike room, fitness area with change rooms, meeting area, yoga studio and 2 elevators. But that's just the beginning. Let's talk about unit 509. This spacious beauty is almost 1100 sq ft with 2 private bedrooms, each with their own full bath, which is ideal for a guest room or a roommate or a home office. The large living room with fireplace, dining room and kitchen with eating bar are all open to one another so its a great space for entertaining but if you do need some additional space, you'll love the 20 foot balcony



with BBQ gas bib. The primary bedroom is the perfect private space with bay style windows, access to the balcony, his and her closets, 4 piece ensuite with soaker tub and an additional storage area because who doesn't need more storage! Some added benefits of this lovely home are plenty of kitchen cabinet and counter space, newer appliances (2024 - fridge, range and dishwasher, 2020 - microwave), vinyl plank flooring, in-floor heat in both bathrooms, laundry room and 2 entry closets. Titled underground parking and an additional storage locker are a bonus. The home is vacant and, with all furniture negotiable, you could be living in your new home before the end of the month! Book your showing today.

## REALTOR Referral

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