

FOR LEASE · FULLY FURNISHED



The Marquis

1108 6 AVENUE SW · CALGARY

A wheelchair-accessible two bedroom and den on the 13th floor, looking out over the Bow River to Kensington, the mountains and the city. Furnished, with every utility included.

1,389 ft²

INTERIOR

2 + Den

BEDROOMS

2

BATHROOMS

Barrier-free

ENTRY & ROLL-IN SHOWER

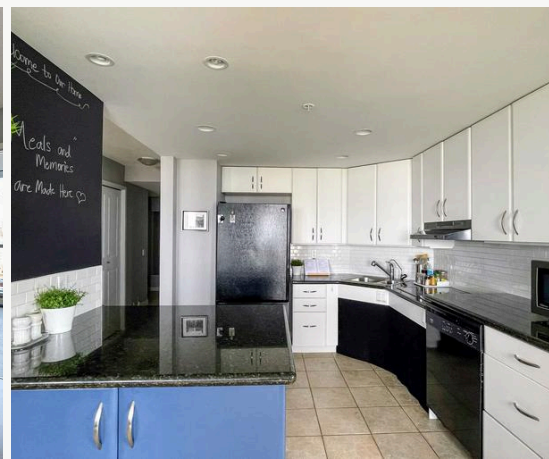
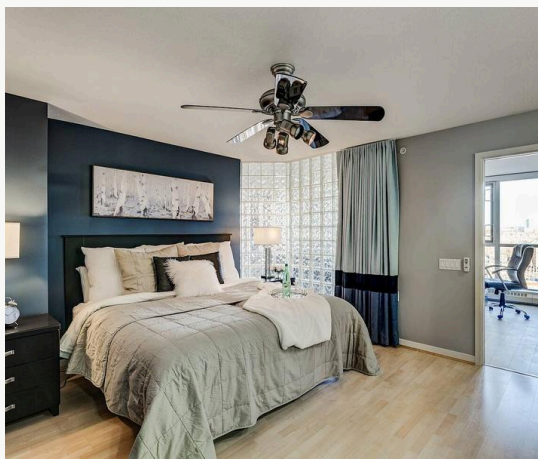
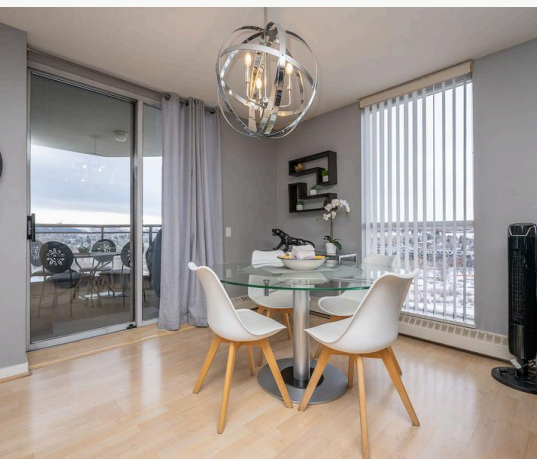
Included

HEAT · POWER · WATER ·

INTERNET · CABLE

Heated

UNDERGROUND PARKING

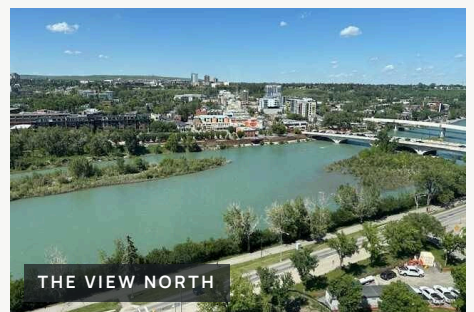
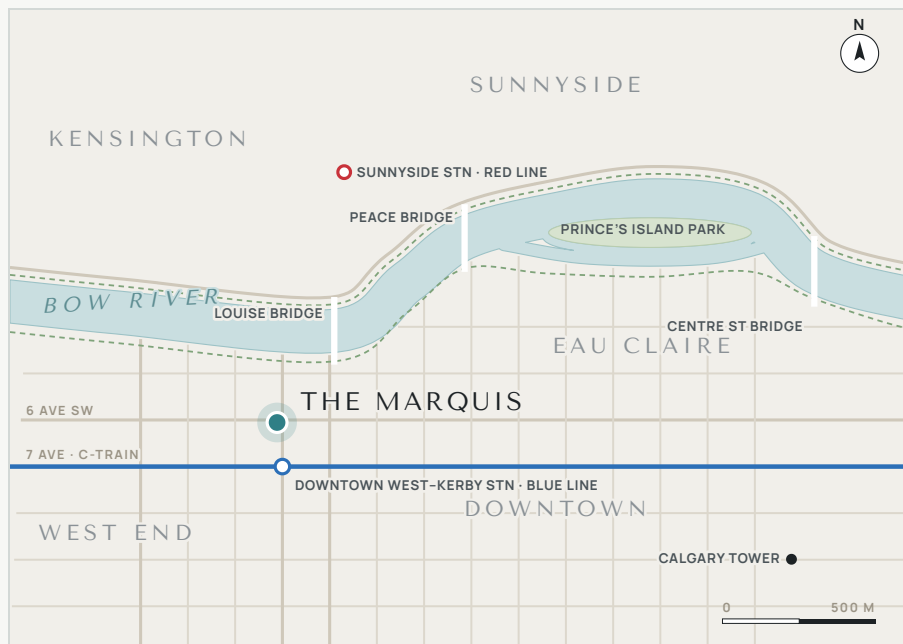




LIVING & DINING

Open to the river

Corner windows wrap the living and dining rooms, with a tiled fireplace and a flat-screen TV. Outside, the Bow River Pathway, the C-Train and Kensington are all a short walk away.



150 m

C-TRAIN STATION

350 m

LOUISE BRIDGE TO KENSINGTON

850 m

PEACE BRIDGE

1.4 km

PRINCE'S ISLAND PARK

Straight-line distances from the building. Map is approximate.

BALCONY

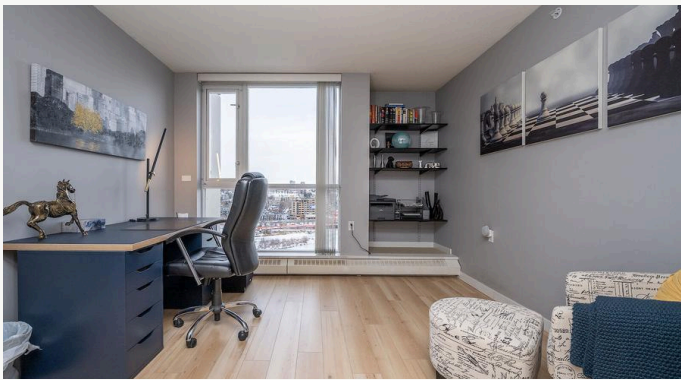
Off the dining room and the second bedroom, with a BBQ, a bistro table and views over the river.

Room to rest and work



PRIMARY BEDROOM

A glass-block wall, ceiling fan and a full-length closet behind sliding doors. The ensuite, with a soaker tub and the roll-in shower, opens through a 3' pocket door.



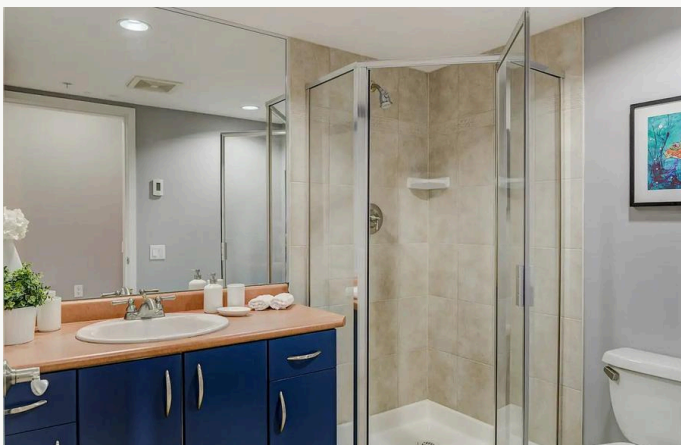
DEN

Pocket doors on two sides, to the living room and the primary bedroom. Set up as an office, with river views from the desk.



SECOND BEDROOM

A Murphy bed folds up to free the floor. A sliding glass door opens to the balcony.



SECOND BATH

Corner glass shower, vanity and storage, off the hall by Bedroom 2.



IN-SUITE LAUNDRY

Stacked LG washer and dryer, a laundry sink and open shelving.

Built for wheelchair living

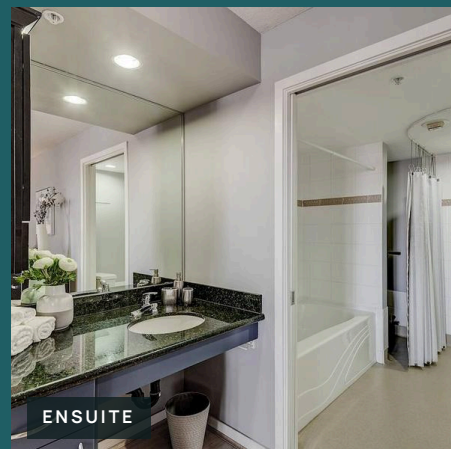
From the heated parkade stall to the ensuite, the suite is set up for a wheelchair user: barrier-free entry, wide openings, a roll-in shower and a roll-under vanity.



ROLL-IN SHOWER



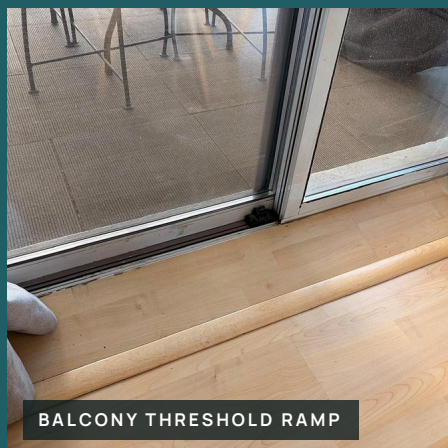
ROLL-UNDER VANITY



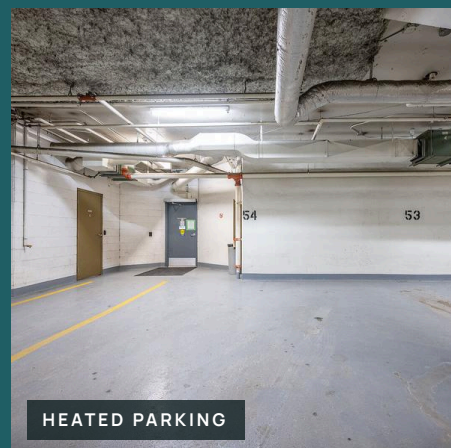
ENSUITE



LOWERED KITCHEN SINK



BALCONY THRESHOLD RAMP



HEATED PARKING

5'4"

ROLL-IN SHOWER

Curbless, with grab bars, a hand shower on a slide bar and a rain head.

2'9"

VANITY KNEE SPACE

Open below the ensuite sink so a wheelchair rolls right up to the counter.

3'

POCKET DOORS

Extra-wide openings to the den, the primary bedroom and the ensuite.

Lowered

KITCHEN SINK

Sink counter set lower than the rest, with knee space beneath.

Level

ENTRY & BALCONY

Barrier-free entry, and a ramp over the balcony door track.

Accessible

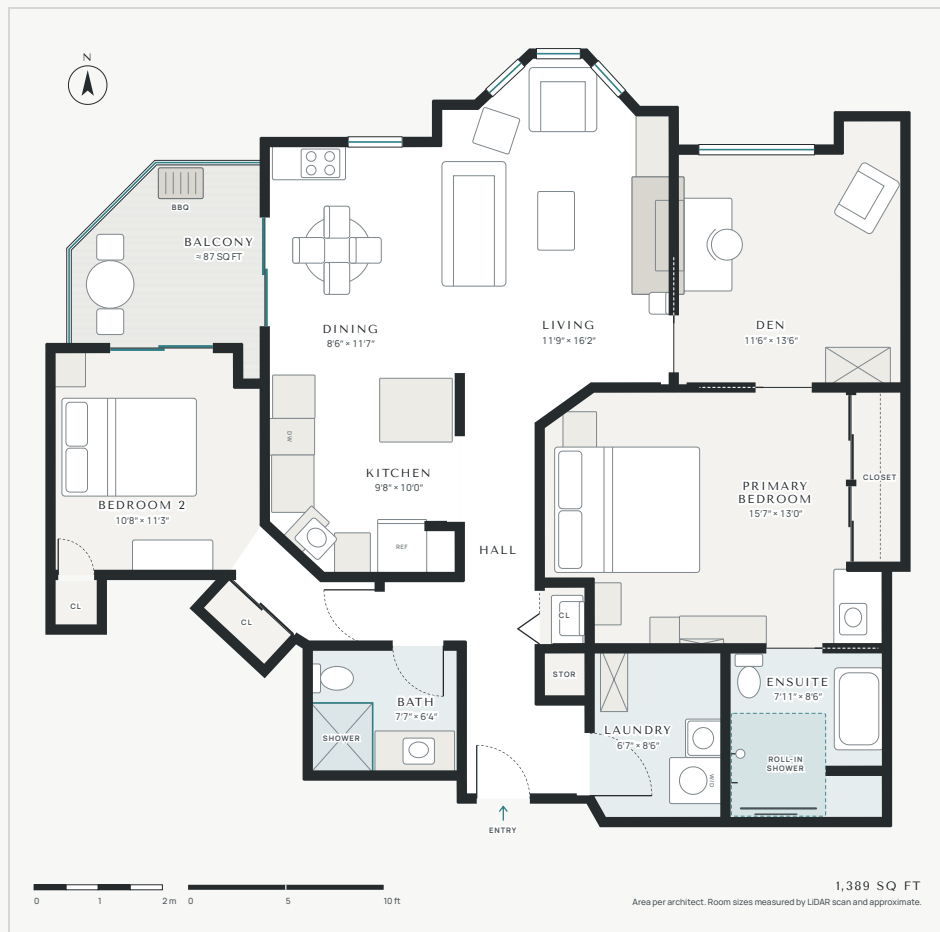
PARKING STALL

Wheelchair-accessible stall in the heated underground parkade.

Measurements taken on site. Please confirm any dimension that matters for your equipment.

FLOOR PLAN & DETAILS

1,389 square feet



THE BUILDING

- Fitness room & bike room
- Common terrace & party room
- Guest parking
- On-site management, secure entry

THE NEIGHBOURHOOD

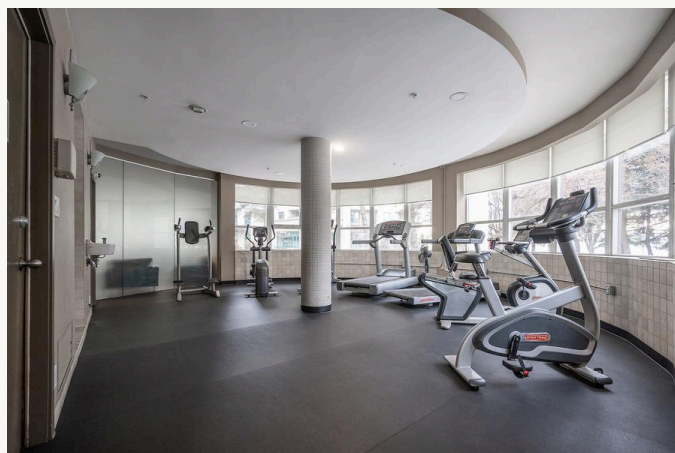
- Downtown West End, on the Bow River
- Steps from the Bow River Pathway
- Across the river from Kensington
- Steps from the C-Train and shops

LEASE DETAILS

- Fully furnished, mid- or long-term lease
- Heat, power, water, internet and cable included
- Heated stall included; second available
- Dogs negotiable with board approval; no cats
- Credit check, proof of affordability



THE MARQUIS FROM 6 AVENUE



FITNESS ROOM

Arrange a viewing

Viewings by appointment with 24 hours' notice.
Photos, floor plan, 3D model and current rent online.

WEBSITE
marquiscondorental.ca

RENTFASTER.CA LISTING
#704451

