

# \$419,000 - 309, 1108 6 Avenue Sw, Calgary

MLS® #A2208500

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.00 Acres

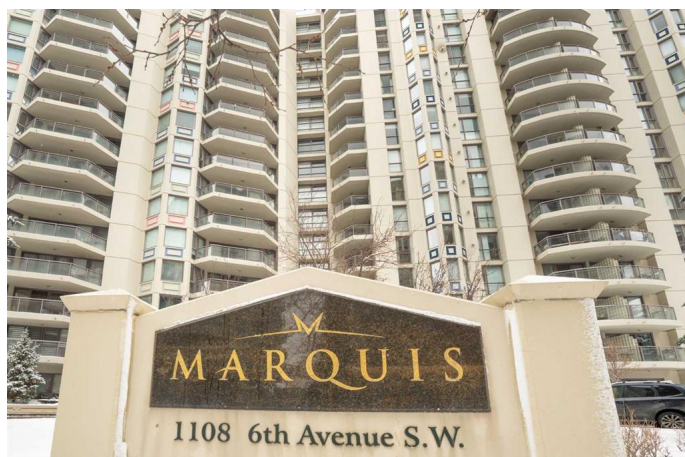
Downtown West End, Calgary, Alberta

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

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208500  |
| Price      | \$419,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 309, 1108 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5K1               |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Bicycle Storage     |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 23  |
| Basement          | None  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt/Gravel  |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 2               |
| Zoning         | DC              |

### **Listing Details**

Listing Office            RE/MAX Complete Realty

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