# \$499,900 - 201, 1108 6 Avenue Sw, Calgary

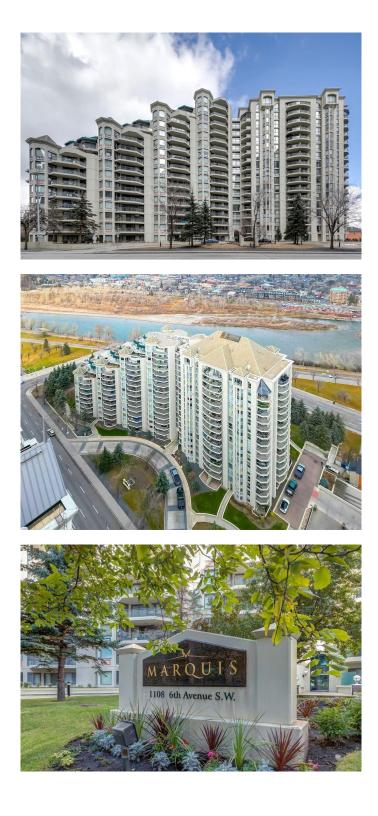
MLS® #A2203070

#### \$499,900

2 Bedroom, 2.00 Bathroom, 1,275 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Experience the ultimate urban lifestyle at The Marguis, just steps from the Bow River in downtown Calgary, surrounded by exceptional restaurants, shops & an abundance of amenities this vibrant neighborhood has to offer! This stunning condo has been thoughtfully renovated to showcase a modern style, blending classic design with every detail meticulously crafted in this spacious & highly desirable floorplan, a split bedroom design… 2 bedrooms, 2 bathrooms and a denâ€lwith views overlooking the lush courtyard! With nearly \$70K in renovations, this stylish condo features sound-reducing LVP flooring throughout, offering both elegance & enhanced comfort. This home has undergone a complete repaint, including the walls, doors, trim & ceiling which has also had the popcorn finish removed & replaced with a sleek, flat-painted finish. The gorgeous kitchen has brand new cabinetry doors in a sophisticated high-gloss white finish with new hardware, all new stainless steel appliances, modern kitchen faucet & black hexagon backsplash that contrasts beautifully with the crisp white cabinetry! Additionally, there are all new light fixtures throughout, blackout blinds on every window, new closet doors, and 2 new modern one-piece toilets. The Master bedroom is generous in size with a walk-through closet to the 4 pc ensuite. The 2nd bedroom has dual closets, a sliding door that opens to the balcony & is next to the large 3pc bathroomâ€lideal for guests or a roommate.



The north facing balcony has a gas line for BBQ hook-up, overlooks the quiet courtyard & is a perfect place to enjoy a warm day! Completing this unit is a large laundry & storage room. The Marguis offers FULL concrete construction, including between suites; all the common areas have recently been renovated & are meticulously maintained. There is an elegant front lobby that welcomes your guests & the building amenities include 24 indoor visitor parking stalls, exercise facilities with his/her change rooms, gym equipment, yoga studio, a party room and bike storage. With its great location, The Marquis has a walk score of 95 – just steps to the Bow River & walking pathways, a short walk to Prince's Island park, and endless coffee shops, boutiques & restaurants…PLUS…just 1 block to the LRT (downtown free zone), and the trendy neighborhood of Kensington is just across the river. This is a pet friendly building (with Board approval, pet size under 20 lbs). This condo also comes with 2 titled underground parking stalls & a storage locker.

Built in 2001

#### **Essential Information**

MLS® #	A2203070
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.00
Year Built	2001
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

Address Subdivision City County Province Postal Code	201, 1108 6 Avenue Sw Downtown West End Calgary Calgary Alberta T2P 5K1
Amenities	
Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured, Tandem, Underground
Interior	
Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),
	Washer, Window Coverings
Heating	Washer, Window Coverings Natural Gas, Baseboard
Heating Cooling	-
•	Natural Gas, Baseboard
Cooling	Natural Gas, Baseboard None
Cooling Fireplace	Natural Gas, Baseboard None Yes
Cooling Fireplace # of Fireplaces	Natural Gas, Baseboard None Yes 1
Cooling Fireplace # of Fireplaces Fireplaces	Natural Gas, Baseboard None Yes 1 Gas
Cooling Fireplace # of Fireplaces Fireplaces # of Stories	Natural Gas, Baseboard None Yes 1 Gas

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	51
Zoning	DC

## **Listing Details**

Listing Office eXp Realty

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