

# \$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

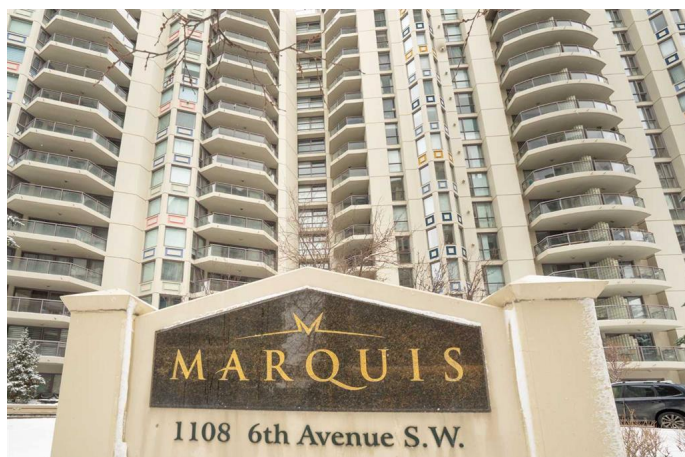
Downtown West End, Calgary, Alberta

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	41
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.