

# \$399,900 - 313, 1108 6 Avenue Sw, Calgary

MLS® #A2200663

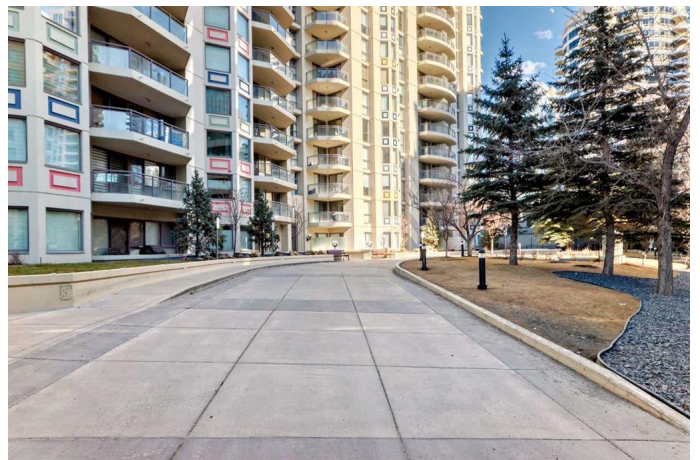
**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Discover this spacious and well-maintained 2-bedroom, 2-bathroom condo in the heart of Calgary's vibrant city center. Boasting breathtaking river views and a superior location, this unit is perfect for those seeking convenience, comfort, and a modern urban lifestyle. Situated one block from the LRT, downtown core, the river pathway, and Kensington, this condo offers unparalleled access to Calgary's best amenities. Modern Upgrades: enjoy newer vinyl plank flooring throughout, newer paint, granite countertops, and brand-new appliances, including a dishwasher, refrigerator, stove, and microwave. Open-concept layout with a raised eat-in island bar, living room off the kitchen with stunning views, and a spacious primary bedroom featuring triple closets and a 4-piece ensuite with in-floor heating, the second bedroom is equally spacious, the main 3 pcs bathroom includes a stand-up shower and in-floor heating. Includes a titled underground parking stall, a secure storage locker, and a separate laundry room with extra storage space. The Marquis is a high-security concrete building designed to provide an exceptional lifestyle. Residents enjoy: a fully equipped fitness room and gym, a large social lounge for gatherings, a private inner courtyard and beautifully maintained gardens, secure bike storage and abundant underground visitor parking. This serene and stylish condo offers the perfect blend of urban sophistication and comfort. Schedule your private viewing today



and step into the lifestyle youâ€™ve been dreaming of!

Built in 2004

### **Essential Information**

MLS® #	A2200663
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	313, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Granite Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
# of Stories	17

### Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	39
Zoning	DC

### Listing Details

Listing Office	Grand Realty
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