\$399,900 - 1004, 1108 6 Avenue Sw, Calgary

MLS® #A2199457

\$399,900

2 Bedroom, 2.00 Bathroom, 1,069 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to The Marquis, an executive condominium in a prime downtown location! This stunning 2-bedroom, 2-bathroom corner unit offers 1,100 sq. ft. of bright, open-concept living with unobstructed river views and modern updates throughout.

This Southeast-facing unit is spacious, comfortable, and designed for functional living. The open kitchen features granite countertops, maple cabinetry, and Newer stainless-steel appliances, seamlessly flowing into a large dining area and living room with a cozy gas fireplace and floor-to-ceiling windows. Step out onto two private balconiesâ€"one from the master bedroom and another from the kitchenâ€"each offering plenty of space to relax, entertain, and enjoy the beautiful city and river views. The balcony also includes a built-in natural gas BBQ hookup.

The primary suite is a true retreat with his-and-hers closets, a large 4-piece ensuite with heated floors, an enormous vanity with granite countertops, and plenty of storage. The second bedroom is located on the opposite end of the unit, offering privacy, ample closet space, and large windows. A second full bathroom with heated floors is conveniently located nearby.

Additional features include full-size in-suite laundry, a large storage room, and an underground storage locker. The unit also comes with titled heated underground parking with lots of visitor parking, located near the elevator for added convenience.







Living at The Marquis means enjoying solid concrete construction, minimizing noise and maximizing privacy. The building offers on-site management, a fitness center, and a party room, all available to residents free of charge. With quick access to the LRT (in the free fare zone), Bow River pathways, Kensington, Eau Claire, and downtown, as well as University of Calgary, SAIT, and MRU, this location is unbeatable.

Don't miss this incredible opportunity to own a luxurious condo in one of downtown's most desirable buildings. Call today to schedule a viewing!

Built in 2001

Essential Information

MLS® # A2199457 Price \$399,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,069
Acres 0.00

Year Built 2001

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1004, 1108 6 Avenue Sw

Subdivision Downtown West End

City Calgary
County Calgary
Province Alberta
Postal Code T2P 5K1

Amenities

Amenities Elevator(s), Fitness Center, Parking, Party Room, Snow Removal,

Trash, Visitor Parking

Parking Spaces

Parking Stall, Underground

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home,

Stone Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Hot Water

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 17

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 45
Zoning DC

Listing Details

Listing Office 2% Realty

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