$398,000 - 1308, 1108 6 Avenue Sw, Calgary

MLS® #A2212249

$398,000
2 Bedroom, 2.00 Bathroom, 1,109 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Live the Luxe Urban Dream in Downtown Calgary. Welcome to The Marquis â€“ where sophisticated downtown living meets comfort, convenience, and style. This is the home youâ€™ve been waiting for! Affordable 2-bedroom, 2-bathroom sanctuary nestled along the Bow River in one of Calgaryâ€™s most vibrant, sought-after neighborhoods. Step into this moderately updated suite. The welcoming entryway features a two full-size coat closet, opening into a bright and vibrant living space anchored by a stunning marble-tiled gas fireplace â€“ the perfect cozy touch for chilly Calgary nights. Rich maple hardwood floors flow throughout the living area and both bedrooms, complemented by expansive windows that flood the home with natural sunlight and includes a portable room air conditioning for those hot summer days. Love to cook? Youâ€™ll fall in love with the chef-inspired kitchen featuring gleaming granite countertops, generous cabinetry boasting under cabinet lighting, ample cupboard space with pull-out pot and pan drawers. Premium Bosch stainless-steel appliances â€“ including a sleek induction cooktop, built- in dishwasher, built-in microwave, and oversized double sink with garburator and upgraded faucet. Whether youâ€™re whipping up dinner for friends or preparing a quiet brunch at home, this kitchen is designed for space.
The primary suite is a luxurious retreat, complete with private balcony access,

walk-through closets, a 4-piece ensuite, heated tiled floor, granite vanity top and a bonus storage closet for all your essentials.
Enjoy the privacy of a smart split-bedroom layout, ideal for roommates, guests, or a home office setup. The second bedroom is perfectly positioned near a stylish 3-piece bathroom, granite vanity top, heated tiled floor and beside a spacious laundry room with extra storage and shelving.
Your titled underground parking stall is just steps from convenient bike racks and comes with a separate assigned storage unit. And thatâ€™s just the beginning. The Marquis is a solid concrete building (including between suites for peace and quiet), with updated common areas that are both elegant and impeccably maintained.
The upscale lobby creates a grand welcome for you and your guests. Amenities include 24 indoor visitor parking stalls, a fully equipped fitness centre with change rooms, a tranquil yoga studio, and a stylish party room for entertaining.
With a walk score of 95, youâ€™re just steps from the riverfront paths, Princeâ€™s Island Park, charming cafÃ©s, unique boutiques, acclaimed restaurants, and only one block to the LRT (in the free fare zone!). The energy of Kensington is just across the bridge, and yes â€“ pets are welcome with Board approval.
Downtown elegance. Riverfront tranquility. Urban excitement. Itâ€™s all here â€“ and itâ€™s waiting for you!

Built in 2001

Essential Information

MLS® #	A2212249
Price	$398,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1308, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5K1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Storage, Visitor Parking, Bicycle Storage, Guest Suite, Snow Removal
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Recreation Facilities, See Remarks, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Tile
# of Stories	17

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Low Maintenance Landscape

Roof	Flat Torch Membrane, Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	DC

Listing Details

Listing Office	Initia Real Estate

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