

# \$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 Marquis, 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 den with 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 bathroom! ideal 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 Marquis 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
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	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	Granite Counters, No Smoking Home, Storage, Breakfast Bar, No Animal Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	59
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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