\$398,000 - 415, 1108 6 Avenue Sw, Calgary

MLS® #A2229090

\$398,000

2 Bedroom, 2.00 Bathroom, 1,173 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

; New LVP flooring replacement(work in process) Experience Exceptional Urban Living at The Marquis

Welcome to The Marquis, a coveted riverfront address nestled in Calgary's dynamic West End. This 2-bedroom, 2-bathroom condo offers a rare blend of tranquility and convenienceâ€"set in a quiet location just steps from everything the city has to offer, including breathtaking views of the Bow River.

Prime Location Highlights:

Direct access to Bow River
Pathwaysâ€"perfect for walking, running, or cycling

C-Train station within Calgary's free fare zone

Walk to the vibrant shops, cafés, and culture of Kensington across the river

Inside, the well-designed layout ensures privacy with bedrooms on opposite sides of a bright, open living space. The spacious primary suite accommodates a king-size bed, showcases river views through large windows, and offers direct access to a private, low-maintenance balcony. The living room features floor-to-ceiling windows and a cozy corner gas fireplaceâ€"an ideal spot to unwind and take in the urban skyline.

Stylish & Functional Kitchen:







Granite countertops and cherry wood cabinetry

Stainless steel appliances, including newly updated fridge, washer, and dryer

Generous in-suite storage, plus a separate basement locker

Additional Perks:

Extra-wide titled underground parking stall located next to the elevator

Recently renovated building common areas

Fully equipped fitness centre

Stylish social lounge with new furnishings

Secure entry, underground parking, bike storage

Beautifully maintained garden and green space

This is a rare opportunity to own a river-view condo in one of Calgary's most sought-after urban communities.

Book your private showing today with your favourite REALTOR®!

Built in 2001

Essential Information

MLS® # A2229090 Price \$398,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,173

Acres 0.00

Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 415, 1108 6 Avenue Sw

Subdivision Downtown West End

City Calgary
County Calgary
Province Alberta
Postal Code T2P5K1

Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room,

Recreation Facilities, Recreation Room, Secured Parking, Snow

Removal, Trash, Visitor Parking, Gazebo, Storage

Parking Spaces 1

Parking Parkade, Underground, Heated Garage

Interior

Interior Features Ceiling Fan(s), Granite Counters

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

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
of Stories 16

Exterior

Exterior Features Balcony, Storage, Courtyard

Construction Concrete

Additional Information

Date Listed June 15th, 2025

Days on Market 135

Zoning DC (pre 1P2007)

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.