

\$395,000 - 311, 1108 6 Avenue Sw, Calgary

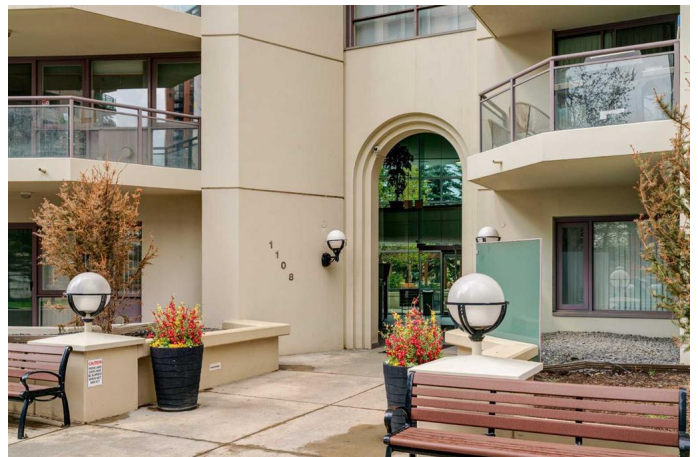
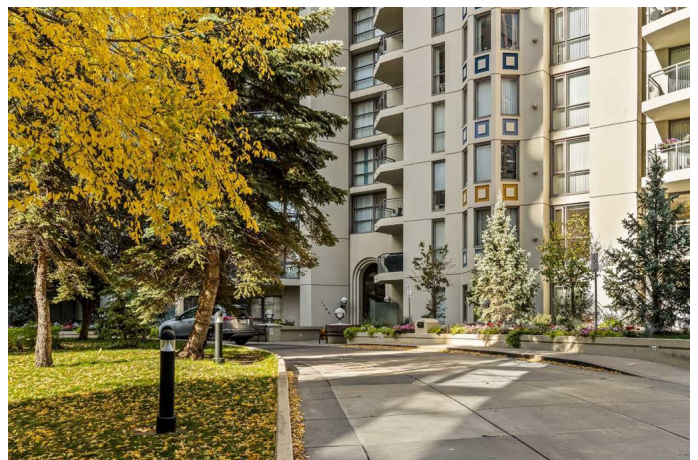
MLS® #A2264739

\$395,000

2 Bedroom, 2.00 Bathroom, 1,281 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to urban luxury by the river! This 1,281 sq ft two-bedroom, two-bathroom suite in The Marquis offers an airy, light-filled living experience right in the heart of downtown Calgary. From the moment you step in, you're greeted by an open layout accentuated by walls of large windows that flood the space with natural light and frame gorgeous views of the city and surrounding tree canopies. The home boasts updated flooring underfoot and modern appliances in the sleek, functional kitchen – a perfect balance of style and comfort. Each of the two bedrooms offers generous proportions and abundant light; the primary suite features its own bathroom for added convenience. The second bath services guests and the second bedroom, completing the thoughtful floor plan. Parking is never a concern with a tandem underground stall that accommodates two vehicles – a rare and highly desirable feature in this central location. But perhaps one of the greatest draws is the address itself. You're just steps away from the Bow River pathways, parks, and greenspaces, making daily walks or weekend rides an everyday indulgence. The building is ideally positioned for downtown



living, with access to restaurants, shopping, transit, and Calgary's core attractions. This is your chance to live in a spacious, move-in ready condo that brings the best of riverside serenity and downtown vibrancy together. Contact your agent today for a showing.

Built in 2001

Essential Information

MLS® #	A2264739
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 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, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Tandem, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

Additional Information

Date Listed	October 16th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Charles
----------------	---------

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