

\$345,000 - 209, 1108 6 Avenue Sw, Calgary

MLS® #A2261272

\$345,000

2 Bedroom, 2.00 Bathroom, 1,094 sqft

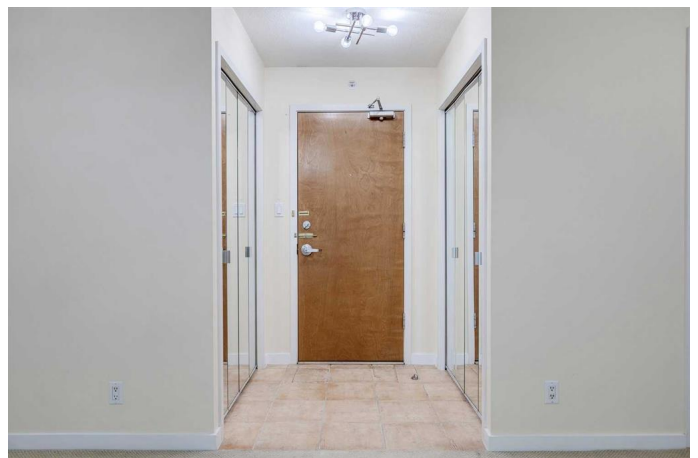
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

If you purchase this home before October 31, the seller will replace all the flooring with vinyl plank similar to the style in the rendered image. Some restrictions apply. Welcome to The Marquis â€“ Unit 209, 1108 6th Ave SW. We love this part of the city for its walkability. In the heart of Calgaryâ€™s West End, youâ€™re steps from the river paths and only a five-minute walk to Kensington. Work downtown? You can walk anywhere from here, and the LRT Station is a block away to get you out of downtown without having to drive! This is a highly secure, well-managed building equipped with a range of amenities, including a fitness centre, meeting rooms, and guest suitesâ€”you name it. The unit is a two-bedroom, two-bathroom unit with in-suite storage and an extra locker. Youâ€™ve got two titled parking stalls (Tandem) and a wide-open floor plan that leads to a south-facing balcony, including a gas line for a BBQ. Thereâ€™s a breakfast bar, newer appliances, in-suite laundry, and an ensuite bath. Incidentally, both baths have heated floors as well (once youâ€™ve had them, you canâ€™t go back)! Itâ€™s a dynamite little unit in an unbeatable location. For more details and to see our 360 Virtual Tour, click the links below.

Built in 2001

Essential Information



MLS® #	A2261272
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	209, 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, Storage, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Parkade, Titled, Underground, Tandem

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
# of Stories	17
Basement	None

Exterior

Exterior Features	Other
Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	10
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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