

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

MLS® #A2229090

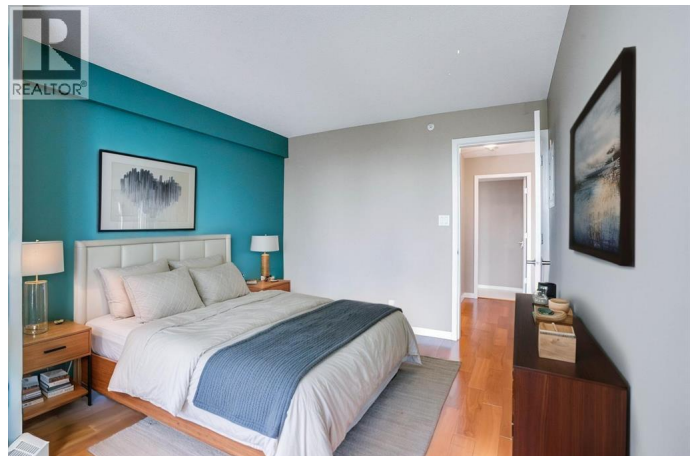
**\$398,000**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Single Family on 0.00 Acres

Downtown West End, Calgary, Alberta

; New LVP flooring replacement(work in process) Experience Exceptional Urban Living at The MarquisWelcome 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 convenience—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 Pathways—perfect for walking, running, or cyclingC-Train station within Calgary's free fare zoneWalk to the vibrant shops, caf  s, and culture of Kensington across the riverInside, 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 fireplace—an ideal spot to unwind and take in the urban skyline.Stylish & Functional Kitchen:Granite countertops and cherry wood cabinetryStainless steel appliances, including newly updated fridge, washer, and dryerGenerous in-suite storage, plus a separate basement lockerAdditional Perks:Extra-wide titled underground parking stall located next to the elevatorRecently renovated building common areasFully equipped fitness centreStylish social lounge



with new furnishingsSecure entry,  
underground parking, bike storageBeautifully  
maintained garden and green spaceThis 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! (id:6289)

Built in 2001

**Essential Information**

Listing #	A2229090
Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,173
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	415, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
Province	Alberta
Postal Code	T2P5K1

**Amenities**

Amenities	Playground, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre
Features	Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters

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

## Exterior

Exterior	Concrete
Construction	Poured concrete

## Listing Details

Listing Office eXp Realty



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