

# \$349,998 - 210, 1108 6 Avenue Sw, Calgary

MLS® #A2257199

**\$349,998**

2 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.00 Acres

Downtown West End, Calgary, Alberta

Ideally located in the quiet west end of downtown, this renovated 2-bedroom, 2-bathroom unit in The Marquis offers nearly 1,000 sq ft of bright, open-concept living space. Just steps from the Bow River pathways and only 2 minutes to the C-Train (within the free fare zone). Features include granite countertops, new stainless steel appliances, vinyl plank flooring, a gas fireplace, and a south-facing, tree-lined balcony. The oversized primary bedroom includes a full ensuite and direct balcony access. The second bedroom is situated near the second full bathroom, ideal for guests or roommates. Additional conveniences include quick stair access (bypassing elevator wait times) and close proximity to the titled underground parking stall. Building amenities include a fitness center, yoga studio, party room, landscaped courtyard, secure bike storage, and visitor parking. Pet-friendly building (with board approval; under 20 lbs). Walkable location close to Kensington, river trails, cafes, restaurants, and downtown amenities. (id:6289)

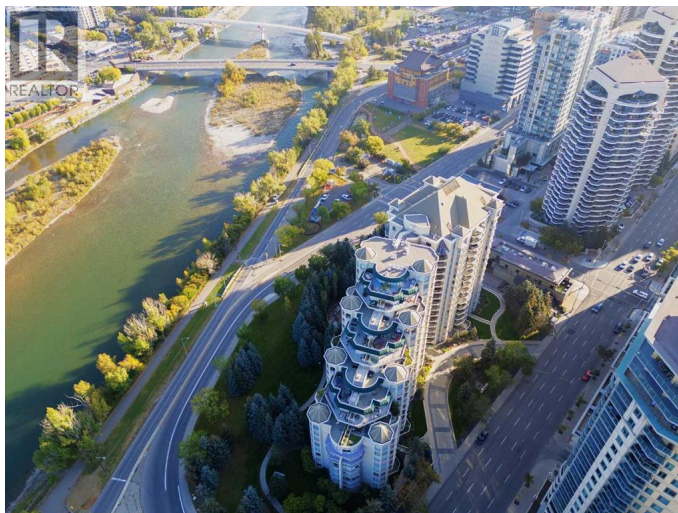
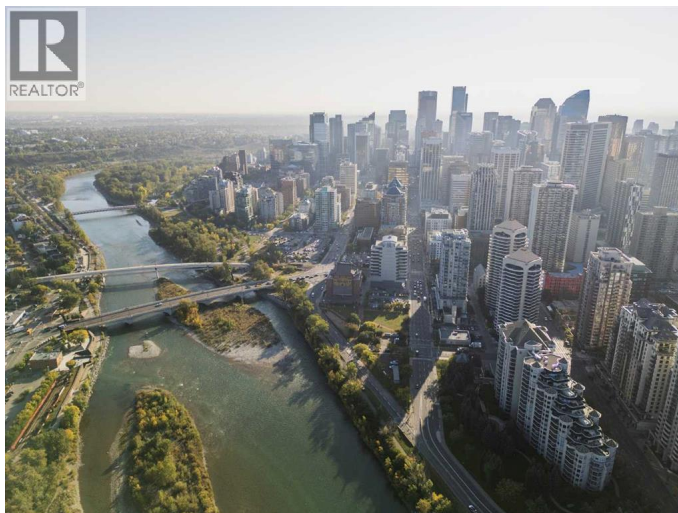
Built in 2001

## Essential Information

Listing # A2257199

Price \$349,998

Bedrooms 2



Bathrooms	2.00
Square Footage	942
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	210, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
Province	Alberta
Postal Code	T2P5K1

### Amenities

Amenities	Park, Playground, Shopping, Exercise Centre, Party Room
Features	See remarks, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	17

### Exterior

Exterior	Concrete
Construction	Poured concrete

### Listing Details

Listing Office	RE/MAX Realty Professionals
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