

\$325,000 - 209, 1108 6 Avenue Sw, Calgary

MLS® #A2261272

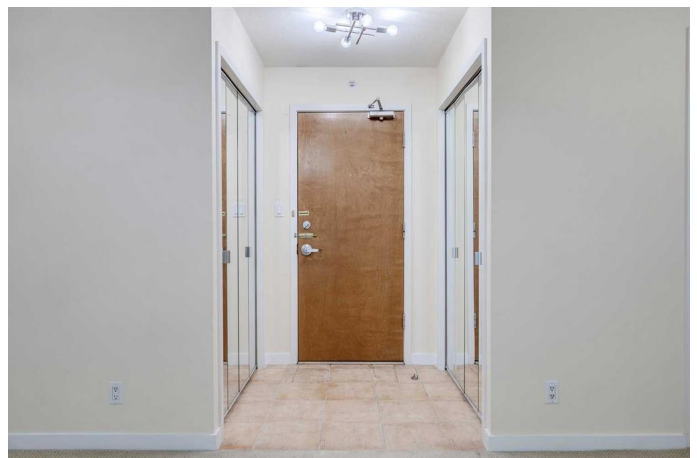
\$325,000

2 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

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, virtually staged photos, and to see our 360 Virtual Tour, click the links below.



Built in 2001

Essential Information

MLS® # A2261272

Price \$325,000

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	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground, Tandem

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
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
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Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	34
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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