

# \$427,900 - 111, 1108 6 Avenue Sw, Calgary

MLS® #A2213467

**\$427,900**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to The Marquisâ€”a hidden gem perfectly placed between the calm of the Bow River and the energy of downtown Calgary. This main floor, two-bedroom, two-bath condo offers more than just a home; itâ€™s a lifestyle. Whether youâ€™re heading out for a morning run along the river paths, catching the LRT just a block away, or relaxing at home by the fireplace, this space makes it easy to enjoy both nature and city living.

Inside, the open layout is bright and functional, with 9â€™ ceilings and large windows that fill the space with natural light. The kitchen is well-appointed with stainless steel appliances, warm cabinetry, and a spacious island thatâ€™s perfect for cooking, entertaining, or casual dining. The living area features a gas fireplace for cozy evenings and a walkout 20ft patio for fresh air and easy access to outdoor space. Both bedrooms are thoughtfully separated for privacy, and the two full bathrooms make it ideal for roommates, guests, or working from home.

Additional features include in-suite laundry, a titled underground parking stall, and a large private storage locker. Full concrete construction between units ensures peace and quiet. The building is secure and well-managed, offering a fitness center, hot tub, party room, and bike storage. With a walk score of 95, youâ€™re steps from shops, restaurants, transit, river paths, and more.



This is a clean, well-maintained home in a sought-after locationâ€”quiet when you need it, connected when you want it. Come see for yourself why life at The Marquis just feels right.

Built in 2001

### Essential Information

MLS® #	A2213467
Price	\$427,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

### Amenities

Amenities	Fitness Center
Parking Spaces	1
Parking	Heated Garage, Underground, Covered

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

### **Exterior**

Exterior Features	Other
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	57
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.