

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

MLS® #A2229090

**\$398,000**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Openhouse : Aug 3rd : 2 pm to 4 pm ;  
Experience Exceptional Urban Living at The Marquis

Welcome 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

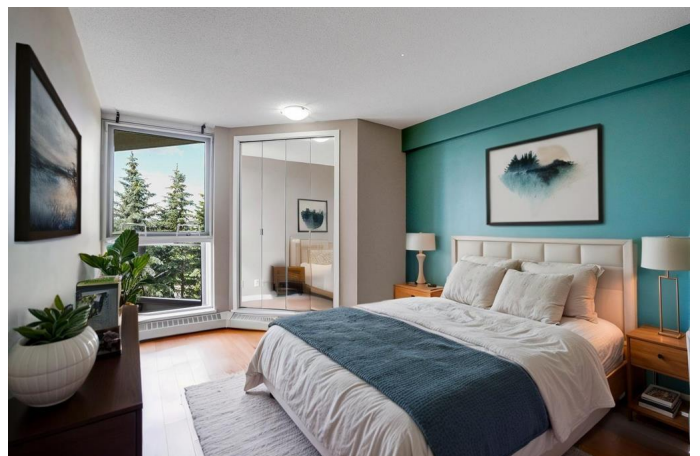
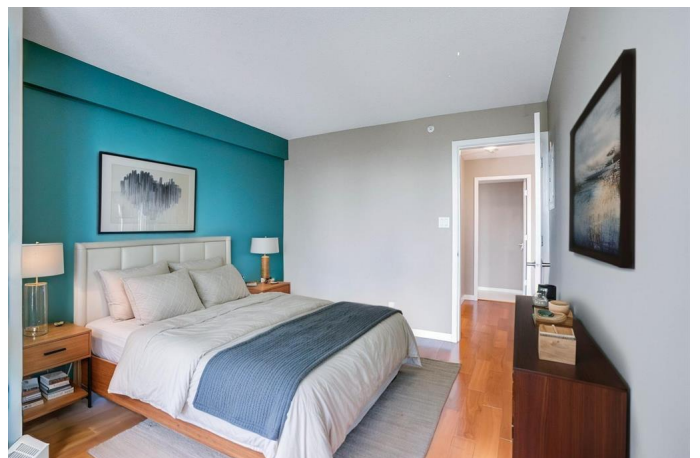
Pathways—perfect for walking, running, or cycling

C-Train station within Calgary's free fare zone

Walk to the vibrant shops, cafés, and culture of Kensington across the river

Inside, 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 cabinetry

Stainless steel appliances, including newly updated fridge, washer, and dryer

Generous in-suite storage, plus a separate basement locker

Additional Perks:

Extra-wide titled underground parking stall located next to the elevator

Recently renovated building common areas

Fully equipped fitness centre

Stylish social lounge with new furnishings

Secure entry, underground parking, bike storage

Beautifully maintained garden and green space

This 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!

Built in 2001

### **Essential Information**

MLS® #	A2229090
Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00

Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Gazebo, Recreation Facilities, Recreation Room, Storage
Parking Spaces	1
Parking	Heated Garage, Underground, Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	16

### **Exterior**

Exterior Features	Balcony, Storage, Courtyard
Construction	Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	84
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office                      eXp Realty

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