

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

MLS® #A2261272

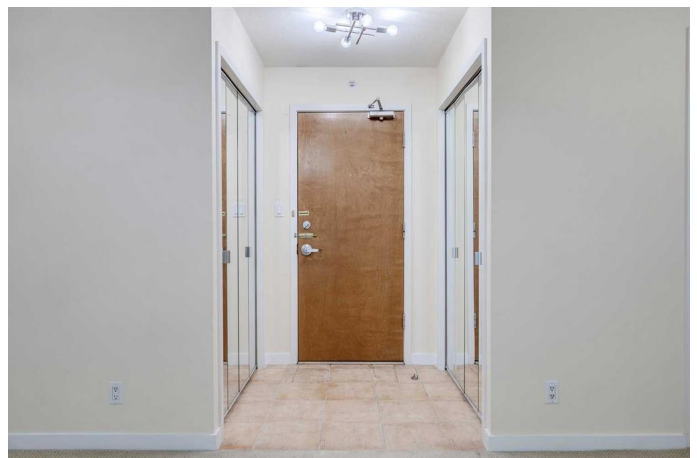
## \$325,000

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 |
|-------------------|-------|

|              |                 |
|--------------|-----------------|
| Roof         | Membrane        |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 38                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

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

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