

\$349,900 - 209, 1108 6 Avenue Sw, Calgary

MLS® #A2249651

\$349,900

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

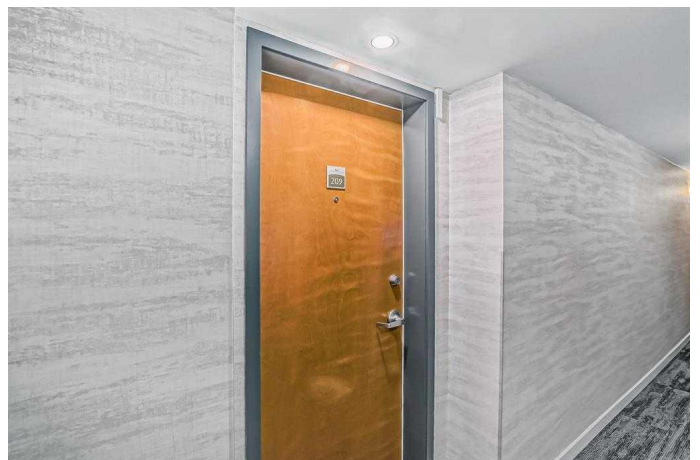
We love this part of the city for its walkability. In the heart of Calgaryâ€™s West End, youâ€™re steps from the river paths and only a five-minute walk to Kensington. Work downtown? You can walk anywhere from here, and the LRT Station is a block away to get you out of downtown without having to drive! 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 and to see our 360 Virtual Tour, click the links below.

Built in 2001

Essential Information

MLS® # A2249651

Price \$349,900



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	Tandem, Titled, Underground, Parkade

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Laminate Counters
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	August 22nd, 2025
Days on Market	18
Zoning	DC (pre 1P2007)

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.