

# \$369,900 - 907, 1108 6 Avenue Sw, Calgary

MLS® #A2205346

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

VACANT-Ready for immediate possession! Don't miss this incredible opportunity to live in downtown Calgary's West End! This prime location puts you just steps from the LRT, Bow River, bridge to Kensington, Prince's Island Park, and a variety of coffee shops and restaurants. With an impressive walkability score of 95, everything you need is within easy reach. Semi furnished and all furniture and beds are available for sale. Turn key living. Situated on the 9th floor, this spacious 1,150 sq. ft. condo features two bedrooms and two full bathrooms. With south exposure your balcony, bedrooms and living room are flooded with sunshine. A rare find—TWO titled parking stalls—are included, along with a secure storage unit and access to a bike room in the underground parkade. Plus, there are 24 secure visitor parking stalls available for friends and family. The Marquis is downtown living at its best.

This well-maintained building exudes an estate-like feel and offers top-tier amenities, including a fitness and yoga room, a social lounge, and a beautifully landscaped outdoor courtyard. Pet-friendly and move-in ready, this condo is available for immediate possession. Call your favorite realtor today to book a showing!

Built in 2001

## Essential Information



MLS® #	A2205346
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	907, 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, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	2
Parking	Enclosed, Heated Garage, Parkade, Tandem, Titled, Underground
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	17

**Exterior**

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	82
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.