

# \$499,900 - 811, 1108 6 Avenue Sw, Calgary

MLS® #A2188476

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,211 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Enjoy living in a Penthouse next to the Bow River at The Marquis, in this amazing 2-bed/2-bath unit w/ 2 UNDERGROUND SIDE-BY-SIDE PARKING STALLS. Located on the SW corner with a large south-facing balcony & oversized windows throughout. This executive unit features UNOBSTRUCTED RIVER & CITY VIEWS & beautiful sunlight from morning until sundown. W/ over 1,200 sf of living space, this floorplan is one of the few top floor units with SOARING 13-ft ceilings! This layout features a kitchen w/ granite counters, lots of storage & open views to the formal dining area surrounded by floor-to-ceiling windows and a captivating VIEW! The spacious living room features a tall mantled gas fireplace, and shares vaulted ceilings, with access to the balcony. Beautiful, light oak laminate floors throughout, recently re-painted and brand-new kitchen appliances. The 2 large bdrms both have access to separate baths & direct access to the oversized balcony as well. This unit has insuite laundry w/ a brand new washer/dryer. For those seeking the urban lifestyle, this location can't be beat! Mere steps to the river walkways & biking paths, only a block to LRT & walking distance to many restaurants & groceries. Well-managed/maintained building with a renovated lobby, a convenient postal box, plus a gym, party room and private courtyard out back.

Built in 2001



## Essential Information

MLS® #	A2188476
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	811, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

## Amenities

Amenities	Fitness Center, Party Room, Recreation Room
Parking Spaces	2
Parking	Parkade, Side By Side, Titled, Underground

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	17

## Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	52
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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