

**415, 1108 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229090**



**\$398,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 903
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** a/a

**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®!