\$395,000 - 311, 1108 6 Avenue Sw, Calgary

MLS® #A2264739

\$395,000

2 Bedroom, 2.00 Bathroom, 1,281 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to urban luxury by the river! This 1,281 sq ft two-bedroom, two-bathroom suite in The Marquis offers an airy, light-filled living experience right in the heart of downtown Calgary. From the moment you step in, you're greeted by an open layout accentuated by walls of large windows that flood the space with natural light and frame gorgeous views of the city and surrounding tree canopies. The home boasts updated flooring underfoot and modern appliances in the sleek, functional kitchen â€" a perfect balance of style and comfort. Each of the two bedrooms offers generous proportions and abundant light; the primary suite features its own bathroom for added convenience.

The second bath services guests and the second bedroom, completing the thoughtful floor plan. Parking is never a concern with a tandem underground stall that accommodates two vehicles â€" a rare and highly desirable feature in this central location. But perhaps one of the greatest draws is the address itself. You're just steps away from the Bow River pathways, parks, and greenspaces, making daily walks or weekend rides an everyday indulgence. The building is ideally positioned for downtown







living, with access to restaurants, shopping, transit, and Calgary's core attractions. This is your chance to live in a spacious, move-in ready condo that brings the best of riverside serenity and downtown vibrancy together. Contact your agent today for a showing.

Built in 2001

Acres

Essential Information

MLS® # A2264739 Price \$395,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 1,281

Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 311, 1108 6 Avenue Sw Subdivision Downtown West End

0.00

City Calgary
County Calgary
Province Alberta
Postal Code T2P 5K1

Amenities

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Storage,

Visitor Parking

Parking Spaces 2

Parking Parkade, Stall, Tandem, Underground

Interior

Interior Features Built-in Features, Closet Organizers, No Smoking Home, See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Baseboard, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 17

Exterior

Exterior Features Balcony

Construction Concrete, Stucco

Additional Information

Date Listed October 16th, 2025

Days on Market 18

Zoning DC (pre 1P2007)

Listing Details

Listing Office Charles

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