

\$499,900 - 1309, 1108 6 Avenue Sw, Calgary

MLS® #A2094483

\$499,900

2 Bedroom, 2.00 Bathroom, 1,386 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

HIGH RISE LUXURY LIVING DOWNTOWN AT THE MARQUIS! SOUTH/SOUTHWEST PANORAMIC AND BREATHTAKING VIEWS WITH TWO EXPANSIVE OUTDOOR SPACES!!! Experience the ability to entertain with ease in your single level open concept condo featuring 2 BEDROOMS, 2 BATHROOMS AND BEAUTIFUL LIVING AREAS! At almost 1400 sq ft and featuring luxury updates including GRANITE COUNTERTOPS in the kitchen and HEATED FLOORS in the bathrooms. The large kitchen has plenty of storage/counter space is completely open to all of the sun-filled living areas that are showcased in this home. Guests will be blown away by the amount of windows and natural light streaming in! This unit's interior/exterior layout has unlimited potential based on your personal lifestyle and imagination. The master bedroom is very large with walk-through DUAL CLOSETS to the 4-piece ensuite. The second bedroom is a great size, and both share a unique PRIVATE COVERED BALCONY for stargazing late at night. If the balcony wasn't amazing enough this unit also features a MASSIVE OUTDOOR TERRACE CREATING YOUR OWN BACKYARD IN THE SKY!!!! Enjoy all of the amenities and family/community resources that are walkable from the property as well as the serene natural setting of the biking/walking trails on the Bow River pathway. From the moment you step into the Marquis a sense of grandeur and warmth is displayed. It offers its



owners an exercise room, social room and extra storage for your belongings. DOUBLE UNDERGROUND TANDEM PARKING STALL and IN-SUITE LAUNDRY. This unit was recently rented as an executive rental for \$4000/month. IMMEDIATE POSSESSION AVAILABLE and furniture is negotiable. Make this your new home or investment today!

Built in 2001

Essential Information

MLS® #	A2094483
Price	\$499,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,386
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1309, 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, Recreation Room, Secured Parking, Storage, Trash
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

Additional Information

Date Listed	November 24th, 2023
Date Sold	March 22nd, 2024
Days on Market	119
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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