

\$699,900 - 1008, 1108 6 Avenue Sw, Calgary

MLS® #A2096590

\$699,900

3 Bedroom, 3.00 Bathroom, 2,198 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Make your Mark in The Marquis! Imagine a massive condo spanning nearly 2200 sf on a single level in Calgary's downtown west end next to the Bow River. This outstanding double suite is quite unique so please refer to the floorplan for guidance. You will enter the unit into the living room that has a natural gas burning fireplace and access to 1 of 2 balconies. A dedicated office space/den with built-in shelving is through the French doors. The primary ensuite is on through another set of French doors, with dual closets and 3 piece ensuite bathroom including a jetted tub. Make your way to the other wing of the suite and you will find the 2nd bedroom with a built-in Murphy bed and desk that could be used as a second office. There is another 3 piece bathroom with shower and hallway to the in suite laundry room. The large tile-floored gourmet kitchen has a center island with granite countertops, plenty of cupboards, walk-in pantry and opens up to an expansive dining room with access to the second balcony. The sunny south facing family room would be a perfect room for your favorite crafts or reading room with the 2nd gas fireplace. At the far end of the unit is the 3rd bedroom through another set of French doors with a large 3 piece ensuite and walk-in closet. The Marquis offers owners indoor visitor parking, exercise facilities with his/her change rooms and a party room for gatherings. Whether you are interested in walks by the Bow River, specialty shops, restaurants, theatres or



transit, all are within walking distance.

Built in 2001

Essential Information

MLS® #	A2096590
Price	\$699,900
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,198
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1008, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured, Side By Side, Stall, Underground

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Courtyard
Construction	Concrete

Additional Information

Date Listed	December 5th, 2023
Date Sold	March 4th, 2024
Days on Market	90
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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