

\$439,999 - 1113, 1108 6 Avenue Sw, Calgary

MLS® #A2100300

\$439,999

2 Bedroom, 2.00 Bathroom, 1,065 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

GORGEOUS, UNOBSTRUCTED 180 DEGREE VIEW OF THE BOW RIVER and SURROUNDING LANDSCAPE, for this well appointed 2 bedroom 2 bathroom condo. Lovely open concept as you enter this unit the living , dining and kitchen area are all open to take in the view. NO NEIGHBOURS to peak in or busy traffic. The kitchen is complete with stainless steel appliances, maple cabinetry, granite countertops and eat up bar. Living room features floor to ceiling windows, access to the large balcony with second access from primary bedroom. PLus for those chilly nights enjoy the ambiance of the gas fireplace. The 2 bedrooms are on either side of the living room. The Huge primary bedroom has a 4 pc ensuite and walk in closet area. Both bathrooms have heated floors , such a treat! The second bedroom is right beside the main bathroom. There is a laundry room with full sized washer and dryer. There is ONE heated underground TITLED parking stall with this unit, plus secure storage room in the garage. Plus... Ample visitor parking for all your family and guests. A short walk takes you to the LRT platform, walking distance to the many walking paths and green spaces all around this building. The Marquis offers an indoor gym facility just at the end of the first floor hallway to the west, party room PLUS terrace off the 11 floor for additional outdoor enjoyment. A very well run secure building. Condo will be vacant March 1 Air Conditioning can be added to unit with board permission. Seller very motivated bring



offers

Built in 2001

Essential Information

MLS® #	A2100300
Price	\$439,999
Sold Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1113, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

Amenities

Amenities	Elevator(s), Recreation Facilities, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Courtyard, Storage
Construction	Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	April 5th, 2024
Days on Market	88
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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