

\$419,900 - 1204, 1108 6 Avenue Sw, Calgary

MLS® #A2106091

\$419,900

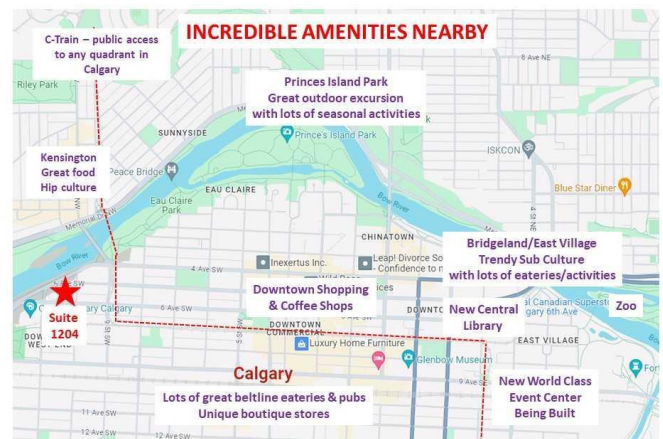
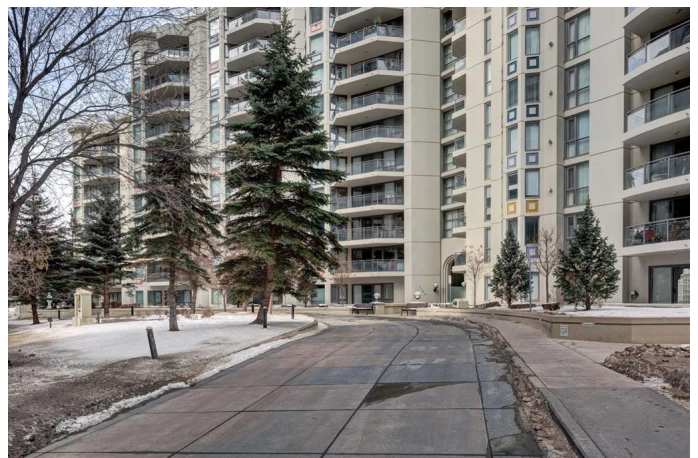
2 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to an eye dazzling corner suite that epitomizes blissful living. If you crave a bright, spacious and superbly designed layout, along with privacy and tranquility from the world, then this is a home you need to check out. Oversized windows on the east and south side shower your living space with an abundance of natural sunlight on those beautiful sunny Calgary days. Within the home, there are numerous spectacular views of Calgary's skyline, including a partial view of the Bow river from the living room/master bedroom.

This uncompromising gem is generously sized and provides a very practical/enjoyable living space. The living room is the largest room and could comfortably host a social gathering of friends. Alternatively, the living room could also just be a cozy "chill nest" it comes with a natural gas fireplace to keep you warm on those cold winter nights. Just off the living room is the kitchen "an incredible space as you get all natural light and city views as you cook your meals. Off the kitchen is a balcony facing east for you to enjoy your morning coffee during the warmer seasons. The master bedroom has ample space and comes with its own private balcony, along with double mirrored closets leading into a 4 piece ensuite bathroom with in-floor heating "NICE! The 2nd bedroom has enough separation from the master bedroom to provide maximum privacy. Adjacent to it, is a 3-piece bathroom with in-floor heating "



SWEET! This apartment suite also comes with an in-suite laundry room and storage room.

Thereâ€™s other wonderful perks with this apartment suite, which include; a secured underground TITLED parking spot, additional secured storage for all your seasonal equipment, lots of underground visitor parking to accommodate guests, common fitness center, a social gathering room to host events/social functions and a gorgeous courtyard garden to enjoy with a friend during the warmer seasons.

The Marquis condominium complex is constructed with concrete (so itâ€™s very quiet) and is very well maintained - significant renovation work was recently completed (quality job that looks 1st class).

The Marquis apartment complex is centrally located to some of the best amenities that Calgary has to offer; i) your home literally sits on the Bow River parkway, so you can walk, run or bike to many wonderful places such as; Prince Island Park, Eau Claire, Kensington, other beltline communities, with lots of great eateries/pubs & shopping close by, ii) C-train system is steps away if youâ€™re up for a live concert, sporting event or if you just want to hang out at the beautiful new central library. Your personal activity options are endless, which fosters that relaxed and balanced lifestyle that you deserve.

Come check out this amazing corner apartment suite today!!

Built in 2001

Essential Information

MLS® #	A2106091
Price	\$419,900

Sold Price	\$400,688
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1204, 1108 6 Avenue Sw
Subdivision	Downtown West End
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	1
Parking	Electric Gate, Enclosed, Heated Garage, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony, Courtyard
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Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 7th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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