

\$469,900 - 1508, 1108 6 Avenue Sw, Calgary

MLS® #A2116556

\$469,900

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Experience the epitome of luxury living at The Marquis with this remarkable penthouse-style unit offering unparalleled river and mountain views. Nestled in the sought-after west wing, this exclusive residence is one of just two, ensuring a sense of privacy and tranquility in this corner unit. Boasting over 1270 sq.ft. of well-designed space, the open floor plan seamlessly blends elegance with functionality. From the spacious kitchen featuring stainless steel appliances and a breakfast bar to the inviting master bedroom with three closets and balcony access, every detail has been thoughtfully curated to enhance your living experience. The second bedroom also offers balcony access, providing breathtaking downtown vistas. With upgrades including wide plank laminate flooring as well as three titled parking stalls, this meticulously maintained unit offers both luxury and convenience. Enjoy the convenience of walking distance to all amenities such as public transit and Princess Island Park, making urban living effortless. Whether you're unwinding on the expansive patio with its rare private garden oasis or indulging in the vibrant cityscape views, this residence promises a lifestyle of sophistication and comfort. Don't miss the opportunity to call this exceptional property home. Schedule a viewing today and discover the unparalleled charm of The Marquis.

***Please note the reason for the increased condo fee is because of the work that was



done to update the building.***Titled parking
are Numbers 246, 247 and 248***

Built in 2001

Essential Information

MLS® #	A2116556
Price	\$469,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1508, 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, Trash, Visitor Parking
Parking Spaces	3
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Gas, Living Room
# of Stories	17
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	June 13th, 2024
Days on Market	73
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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