

\$435,000 - 314, 1108 6 Avenue Sw, Calgary

MLS® #A2119554

\$435,000

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to your new urban oasis! This stunning 2 bedroom, 2 bath condo, nestled in the beautiful west end of Downtown, offers the perfect blend of modern comfort and city living. Step inside to discover a bright and inviting open layout with hardwood floors that seamlessly connects the dining, kitchen and living areas. The kitchen features a spacious island and breakfast bar, perfect for entertaining with the extra seating space. With ample cabinetry, granite countertops, and sleek black appliances, this kitchen is as beautiful as it is functional. A highlight of this home is the expansive balcony, where you can enjoy your morning coffee and soak in beautiful views of the Calgary Bow River! The master bedroom is a true retreat, boasting a spacious layout and a convenient walk-through closet that leads to a private 3-piece ensuite. Meanwhile, the second bedroom offers ample space and its own 3-piece bathroom. Both bedrooms have patio door access to the balcony! Located within the esteemed Marquis building that has recently gone through a renovation of the common areas; residents are treated to a wealth of amenities crafted to enrich daily life. Maintain your fitness goals with access to a well-equipped gym, unwind in the Recreation Room, or conveniently store your belongings in your assigned storage locker. Additional perks include visitor parking and a dedicated bike storage room for active urbanites. Convenience is paramount with a secure titled



heated underground parking spot ensuring peace of mind. Elevate your lifestyle to new heights at The Marquis, where every detail is meticulously curated to cater to your needs and desires. Don't miss the opportunity to immerse yourself in the epitome of downtown living in Calgary. Schedule your private viewing today and embrace the finest in urban sophistication!

Built in 2001

Essential Information

MLS® #	A2119554
Price	\$435,000
Sold Price	\$423,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	314, 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, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1

Parking	Parkade, Underground
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Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 25th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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