

\$409,900 - 1408, 1108 6 Avenue Sw, Calgary

MLS® #A2119560

\$409,900

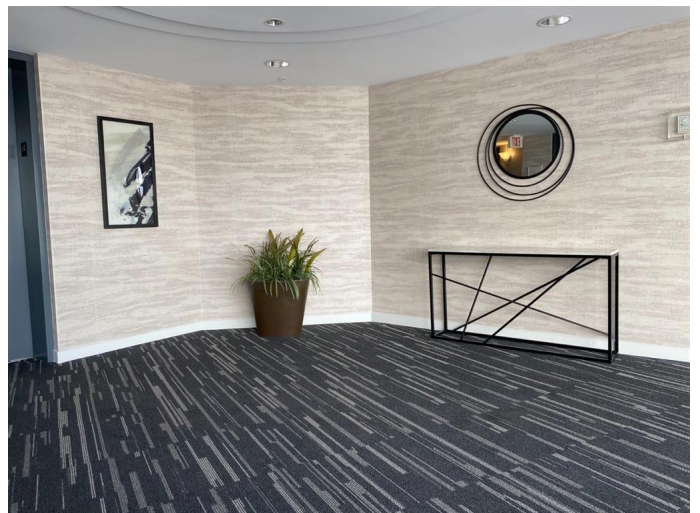
2 Bedroom, 2.00 Bathroom, 1,060 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

This is a spacious executive 2 bedroom 2 bathroom condo located in The Marquis, a riverfront property at the west end of downtown along with the Bow. It is just a few minutes away from major amenities and is within walking distance to the popular Kensington area. The apartment has recently been renovated and features beautiful tile work throughout, high-end Miele appliances such as an induction cooktop, wall oven and warming drawer, built-in fridge and freezer, ultra-quiet dishwasher, LED lights in the living room, and high-efficiency front-loading washer and dryer set. The south-facing unit is sunny and bright, and one of the only two units in the building with A/C to keep cool during hot summer days. The finishing throughout the unit is unique and luxurious. An oversized titled parking spot accommodates 2 cars, and there is also extra storage space available. Amenities in the building include a well-equipped gym, hot tub, and a social room. This unit is a must-see in a resort setting. Please note that the photo pictures are not current.

Some highlights of the unit and the building are as follows:

1. Extended parking stall (#229 at P2 close to the south entrance) can park 2 cars.
2. Storage locker (#187, fob access storage room located at P2 next to the elevator).



3. Complete renovation in common areas - new tile, carpet, paint, wallpaper, etc.
4. New landscaping with membrane upgrade to the parkade underneath.
5. Upgraded elevator.
6. Complete renovation in the party room with new furnitures.
7. Exterior painting refresh project started in 2021 and mainly completed in 2022.

Built in 2001

Essential Information

MLS® #	A2119560
Price	\$409,900
Sold Price	\$406,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1408, 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, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Window Unit(s)
# of Stories	17

Exterior

Exterior Features	Other
Lot Description	Level, Views, Waterfront
Roof	Metal
Construction	Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	May 9th, 2024
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Fair Commissions Realty & Property Management
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