

# \$419,000 - 702, 1108 6 Avenue Sw, Calgary

MLS® #A2121453

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Amazing 2-bedroom, 2-bathroom & den apartment with the RIVER VIEW. This is the one you have been waiting for. It is not usual that units with the river view come up for sale. This could be your new home in the heart of downtown Calgary. Modern, inner-city lifestyle is waiting for you in The Marquis, contemporary high rise with ground floor GYM only for residents, SOCIAL ROOM, two elevators and stunning views. The 7th floor breathtaking balcony will be the spot where you get to see the glimpse of sunrise every morning and enjoy the stunning views of the peaceful Bow river. Recent unit updates: Both toilets replaced (2016), new electric range (2022), new washer and dryer (2023), bedroom curtains replaced (2023). The unit was painted and carpets were replaced (2015).

The building recently underwent upgrades to its communal spaces (new tile, carpet, paint, landscaping, upgraded elevator, upgraded party room, exterior painting). You can conveniently store your items in your designated storage locker. Extra advantages include visitor parking and a dedicated bike storage area for urban dwellers who enjoy an active lifestyle. Convenience is emphasised with a secure TITLED heated underground parking space. Immerse yourself in the downtown living and book your showing today.

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2121453    |
| Price          | \$419,000   |
| Sold Price     | \$408,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,090       |
| Acres          | 0.00        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 702, 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, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                 |
| Parking        | Covered, Enclosed, Heated Garage, Parkade, Titled, Underground    |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| # of Stories      | 17                                                                               |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Roof              | Metal    |
| Construction      | Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 9th, 2024  |
| Date Sold      | April 25th, 2024 |
| Days on Market | 15               |
| Zoning         | DC (pre 1P2007)  |
| HOA Fees       | 0.00             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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