

\$497,000 - 1012, 1108 6 Avenue Sw, Calgary

MLS® #A2134626

\$497,000

2 Bedroom, 2.00 Bathroom, 1,106 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

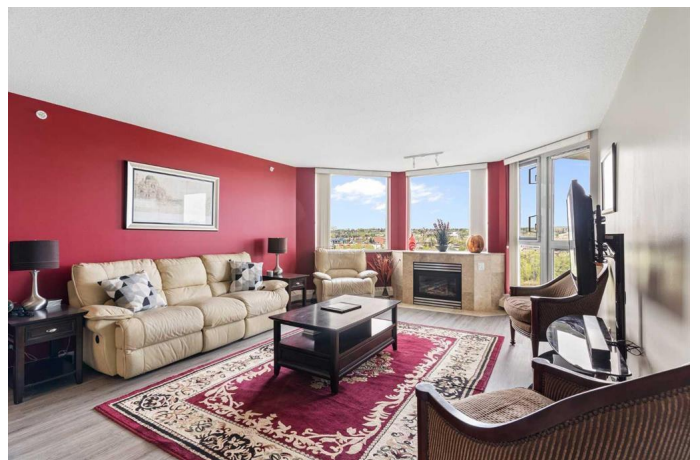
First time on the market! This is a rare opportunity to own one of the coveted *Marquis* plan units in the prestigious Marquis building. This exquisite 2-bed, 2 bath condo features an unobstructed, panoramic view stretching from the iconic Peace Bridge to C.O.P. and beyond to the Rocky Mountains and north to Nose Hill.

The kitchen boasts modern cabinets, sleek granite counters with ample space for food prep, and an island with a raised breakfast bar. It's perfect for casual meals while there's enough room for a dining table and more formal sit-down meals with friends and family. Cozy up around the natural gas fireplace in the adjacent living room or use the sliding door to access the spacious covered balcony, complete with natural gas BBQ connector. It's an easy transition for indoor-outdoor living, no matter the season.

The primary bedroom features a sparkling clean 4-pc ensuite with heated tile floor and a walk-through closet. There's also a roomy second bedroom. Both bedrooms have sliding door access to the balcony. There's a 3-piece main bathroom with heated floor and a laundry/storage room.

Titled underground parking ensures your vehicle is safely sheltered, while assigned storage provides additional space for belongings. Enjoy peace of mind with onsite amenities including a fitness center and social room with kitchen for larger gatherings.

Don't miss this opportunity to elevate your



lifestyle. Check out the video then book your in-person showing.

Built in 2001

Essential Information

MLS® #	A2134626
Price	\$497,000
Sold Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1012, 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, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave

	Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Glass Doors, Living Room, Marble
# of Stories	17

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	June 14th, 2024
Days on Market	18
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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