

\$499,000 - 1311, 1108 6 Avenue Sw, Calgary

MLS® #A2147505

\$499,000

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to The Marquis in Downtown Calgary. This 2 bedroom + 2 bath unit offers breathtaking river views from the 13th floor! Imagine coming home after your day out in the bustling world to this oasis. Enjoy a chilled or warm beverage on the spacious balcony while taking in the views and immediately decompress from your day. This will be your new sanctuary. Offering over 1000 sq ft of living space, open concept living-dining-kitchen + 2 bedroom that are separated by the living room. A wonderfully, thoughtful design is happening here. In the kitchen find black granite countertops with space to accommodate a few bar stools. There is a gas stove, refrigerator with water dispenser, dishwasher and microwave. In the colder months switch on the fireplace to add an extra cozy ambience. The foyer is tiled and has TWO mirrored closets. Yes! Much space for shoes, coats, and more shoes. The laundry room is discreetly tucked away with some useful shelving. Storage is not an issue in this unit. Stepping into the primary bedroom you will find TWO more mirrored closets, an ensuite with yet another storage space for more shoes—suitcases, maybe a raft or even a paddle board! Enjoy a soak in the deep tub then step out onto the heated flooring. (both bathrooms have heated flooring) You may never want to leave this spacious primary bedroom as it also has spectacular views and the curved window has a perfect spot for a lounge chair below it. The guest room is



located down the hall behind the living room next to the 3-piece bathroom. There is a titled underground parking stall and yes..a storage locker perfect for a winter set of tires, tree or more shoes! This place is waiting for you and we can't wait for you to view it! Contact your favorite realtor to book your private showing.

Built in 2001

Essential Information

MLS® #	A2147505
Price	\$499,000
Sold Price	\$480,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1311, 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, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Gas Stove, 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, Courtyard
Roof	Metal
Construction	Concrete

Additional Information

Date Listed	July 6th, 2024
Date Sold	July 23rd, 2024
Days on Market	19
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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