

\$428,900 - 215, 1108 6 Avenue Sw, Calgary

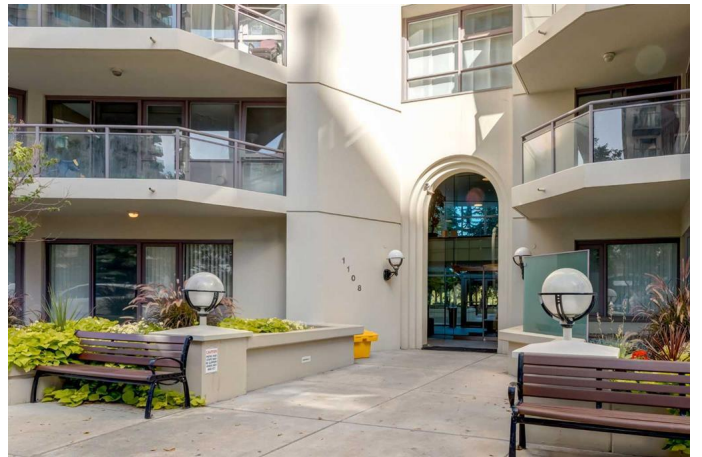
MLS® #A2165882

\$428,900

2 Bedroom, 2.00 Bathroom, 1,076 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

This is what you have been looking and waiting for – a spacious 2 bdrm & 2 full bath suite, located at tree level backing onto green space, on the River Side of The Marquis building, with many thoughtful updates you™re sure to love. The suite entrance offers a full size coat closet plus convenient storage nook and beautiful hickory engineered floors are throughout the main living areas and bedrooms. Step into the gracious main living area and realize how quiet it is! The living and dining room look out to the extra spacious balcony, wrapped in the greenery of the trees, with the Bow River just beyond. Cozy gas fireplace with tile front and dominant mantle anchors the living room. The kitchen offers a ton of granite counter space and ample cupboards with LED under cabinet lighting, updated pull out drawers (so convenient), hi-end ultra quiet Bosh dishwasher, gorgeous induction range, fridge at counter depth and an upgraded oversized double kitchen sink & faucet. Love cooking? Then this is the kitchen for you! The Primary bedroom is roomy and spacious and features a glass door with access directly to the balcony, walk-through closets to the 4 piece ensuite bath, and extra storage closet. This floor plan offers a split bedroom design, with bedrooms at opposite ends of the suite – perfect for a room mate or when guests visit. The second bedroom offers a Murphy bed with bookcases and easily doubles as a den or home office space. 3pc bath is located adjacent and the oversized



laundry room with storage cupboards and extra shelving completes the suite. Wiring for insuite sound and tv is done by K&W audio! Parking is titled and the unbelievably OVERSIZED storage locker will be the envy of your friends – its 17’ x 6’ (more than 100 SF!) – finally a place to store all your stuff! The Marquis offers FULL concrete construction, including between suites, and all common areas have recently been renovated and are meticulously maintained. The gracious front lobby welcomes your guests and building amenities include 24 indoor visitor parking stalls, exercise facilities with his/her change rooms, yoga studio, a party room for gatherings and bike storage. With a walkability score of 95, this West Downtown location is amazing – super close to the Bow River pathways, Prince’s Island park, coffee shops, boutiques and great restaurants to explore, 1 block to the LRT (downtown free zone), & the fun and excitement of Kensington is just across the river. This is a pet friendly building (with Board approval) – Start living the lifestyle you’ve dreamed of and call to view today!

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2165882 |
| Price | \$428,900 |
| Sold Price | \$416,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,076 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |

| | |
|--------|----------------|
| Style | High-Rise (5+) |
| Status | Sold |

Community Information

| | |
|-------------|-----------------------|
| Address | 215, 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, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Granite Counters, Soaking Tub, Wired for Sound |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 17 |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction | Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 14th, 2024 |
| Date Sold | November 9th, 2024 |
| Days on Market | 56 |
| Zoning | DC (pre 1P2007) |
| HOA Fees | 0.00 |

Listing Details

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