

# \$549,000 - 1401, 1108 6 Avenue Sw, Calgary

MLS® #A2245675

**\$549,000**

2 Bedroom, 2.00 Bathroom, 1,268 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

**\*\* Open House Saturday, August 9, 1-3 pm \*\***

This is what you have been waiting for â€“ spacious 1268 SF suite with 180 degrees of Unobstructed North and West facing RIVER & MOUNTAIN VIEWS overlooking the Bow River from the 14th floor of The Marquis.

Showcasing a split bedroom design floor plan, this 2 bedroom PLUS DEN suite includes TWO titled (side by side) parking stalls plus additional storage locker. Entering the suite you are drawn to the open and spacious living and dining rooms â€“ the view beckons! Cozy gas fireplace with marble tile front anchors the living room and sliding patio door off the dining room opens to the river facing balcony â€“ sunset views from here are stunning! The kitchen offers ample granite counter space and cupboards with undercabinet lighting, black appliances and breakfast bar. The primary bedroom is roomy and spacious and accommodates king sized furniture & features walk-through closets, 4 piece ensuite bath with soaker tub, separate shower and ample vanity space. Second bedroom easily fits queen-sized furniture, offers an extra closet as well as patio door access to the balcony and the 3 piece bath is adjacent â€“ perfect for a room mate or for when guests stay over.

Donâ€™t forget the den â€“ itâ€™s a great size and features floor to ceiling window on to the living room â€“ take in the views from this room, too! Laundry room with lots of storage space, laundry sink & extra shelving. Easy upkeep tile and laminate flooring are



throughout the suite. 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 (dogs under 20 lbs, with Board approval) – Start living the lifestyle you’ve dreamed of and call to view today!

Built in 2001

### Essential Information

MLS® #	A2245675
Price	\$549,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1401, 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, Secured Parking, Trash, Visitor Parking, Party Room, Storage
Parking Spaces	2
Parking	Heated Garage, Parkade, Side By Side, Underground, Enclosed, Secured

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Tile
# of Stories	17

### Exterior

Exterior Features	Balcony, BBQ gas line, Barbecue
Roof	See Remarks
Construction	Concrete

### Additional Information

Date Listed	August 4th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	RE/MAX Realty Professionals
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