# \$379,900 - 907, 1108 6 Avenue Sw, Calgary

MLS® #A2205346

## \$379,900

2 Bedroom, 2.00 Bathroom, 1,150 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

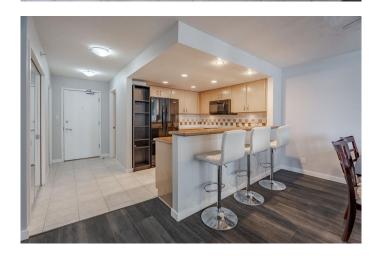
VACANT-Ready for immediate possession!
OWNER PAYING THE FIRST 12 MONTHS
OF CONDO FEES FOR A QUICK
POSSESSION!

Don't miss this incredible opportunity to live in downtown Calgary's West End! This prime location puts you just steps from the LRT, Bow River, bridge to Kensington, Prince's Island Park, and a variety of coffee shops and restaurants. With an impressive walkability score of 95, everything you need is within easy reach. Semi furnished and all furniture and beds are available for sale. Turn key living. Situated on the 9th floor, this spacious 1,150 sq. ft. condo features two bedrooms and two full bathrooms. With south exposure your balcony, bedrooms and living room are flooded with sunshine. A rare findâ€"TWO titled parking stallsâ€"are included, along with a secure storage unit and access to a bike room in the underground parkade. Plus, there are 24 secure visitor parking stalls available for friends and family. The Marquis is downtown living at its best.

This well-maintained building exudes an estate-like feel and offers top-tier amenities, including a fitness and yoga room, a social lounge, and a beautifully landscaped outdoor courtyard. Pet-friendly and move-in ready, this condo is available for immediate possession. Call your favorite realtor today to book a showing!







#### **Essential Information**

MLS® # A2205346 Price \$379,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,150
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 907, 1108 6 Avenue Sw Subdivision Downtown West End

City Calgary
County Calgary
Province Alberta
Postal Code T2P 5K1

### **Amenities**

Amenities Elevator(s), Secured Parking, Storage, Bicycle Storage, Fitness Center,

Parking, Party Room, Snow Removal, Trash

Parking Spaces 2

Parking Heated Garage, Underground, Enclosed, Parkade, Tandem, Titled

# of Garages 2

#### Interior

Interior Features Granite Counters, No Animal Home, Open Floorplan, Storage, Walk-In

Closet(s), No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard, Natural Gas, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 17

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Concrete, Stucco Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 52 Zoning DC

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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