

210, 1108 6 Avenue SW  
 Calgary, Alberta

MLS # A2257199



**\$334,998**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown West End                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 942 sq.ft.                                  | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                   |                   |                 |
|--------------------|-----------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Vinyl Plank                       | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                 | <b>Condo Fee:</b> | \$ 786          |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks                       |                   |                 |

**Inclusions:** Window Coverings All

Ideally located in the quiet west end of downtown, this renovated 2-bedroom, 2-bathroom unit in The Marquis offers nearly 1,000 sq ft of bright, open-concept living space. Just steps from the Bow River pathways and only 2 minutes to the C-Train (within the free fare zone). Features include granite countertops, new stainless steel appliances, vinyl plank flooring, a gas fireplace, and a south-facing, tree-lined balcony. The oversized primary bedroom includes a full ensuite and direct balcony access. The second bedroom is situated near the second full bathroom, ideal for guests or roommates. Additional conveniences include quick stair access (bypassing elevator wait times) and close proximity to the titled underground parking stall. Building amenities include a fitness center, yoga studio, party room, landscaped courtyard, secure bike storage, and visitor parking. Pet-friendly building (with board approval; under 20 lbs). Walkable location close to Kensington, river trails, cafes, restaurants, and downtown amenities.