

**415, 1108 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2284640**



**\$389,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 903
<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>	Bookcases, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Recreation Facilities, See Remarks, Storage		

**Inclusions:** n/a

Open House: March 8th from 10.00 am to 1.00 pm; Seller motivated. \$10, K reduced on 3/3/2026 Experience Exceptional Urban Living at The Marquis Welcome to The Marquis, a prestigious riverfront residence in Calgary's vibrant West End. This beautifully maintained 2-bedroom, 2-bathroom condo offers a rare combination of serenity and city convenience, all in a quiet setting just steps from Calgary's best urban amenities—complete with stunning Bow River views. Why You'll Love This Home: Strong, well-managed condo board with condo fees unchanged for the past 3 years Newly installed luxury waterproof vinyl flooring Freshly painted for a modern, move-in-ready feel Prime Riverfront Location: Direct access to the Bow River Pathway system—ideal for walking, running, or cycling Steps to a C-Train station within Calgary's free fare zone Walk across the river to the shops, cafes, and culture of Kensington Thoughtful & Private Layout: The smart floor plan places bedrooms on opposite sides of the unit, creating excellent privacy. The spacious primary suite easily fits a king-size bed, features large windows with river views, and offers direct access to a private, low-maintenance balcony. The bright living room is framed by floor-to-ceiling windows and anchored by a cozy corner gas fireplace, making it the perfect place to relax while enjoying city and river scenery. Stylish & Functional Kitchen: Granite countertops Cherry wood cabinetry Stainless steel appliances Recently updated fridge, washer, and dryer Additional Features & Building Amenities: Extra-wide titled underground heated parking stall, conveniently located next to the elevator Generous in-suite storage plus a separate basement storage locker Recently renovated common areas Fully equipped fitness centre Free access to a

stylish social room to host parties Secure entry, underground parking, bike storage Beautifully landscaped gardens and green spaces  
This is a rare opportunity to own a river-view condo in one of Calgary's most desirable inner-city communities. ?? Book your  
private showing today with your favourite REALTOR®!