



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

209, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2261272



\$349,900

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,094 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Tandem, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard, In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 903 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

If you purchase this home before October 31, the seller will replace all the flooring with vinyl plank similar to the style in the rendered image. Some restrictions apply. Welcome to The Marquis – Unit 209, 1108 6th Ave SW. We love this part of the city for its walkability. In the heart of Calgary’s West End, you’re steps from the river paths and only a five-minute walk to Kensington. Work downtown? You can walk anywhere from here, and the LRT Station is a block away to get you out of downtown without having to drive! This is a highly secure, well-managed building equipped with a range of amenities, including a fitness centre, meeting rooms, and guest suites—you name it. The unit is a two-bedroom, two-bathroom unit with in-suite storage and an extra locker. You’ve got two titled parking stalls (Tandem) and a wide-open floor plan that leads to a south-facing balcony, including a gas line for a BBQ. There’s a breakfast bar, newer appliances, in-suite laundry, and an ensuite bath. Incidentally, both baths have heated floors as well (once you’ve had them, you can’t go back)! It’s a dynamite little unit in an unbeatable location. For more details and to see our 360 Virtual Tour, click the links below.