



GRASSROOTS
REALTY GROUP

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311, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2264739



\$395,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,281 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,080
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, See Remarks		
Inclusions:	N/A		

Welcome to urban luxury by the river! This 1,281 sq ft two-bedroom, two-bathroom suite in The Marquis offers an airy, light-filled living experience right in the heart of downtown Calgary. From the moment you step in, you're greeted by an open layout accentuated by walls of large windows that flood the space with natural light and frame gorgeous views of the city and surrounding tree canopies. The home boasts updated flooring underfoot and modern appliances in the sleek, functional kitchen — a perfect balance of style and comfort. Each of the two bedrooms offers generous proportions and abundant light; the primary suite features its own bathroom for added convenience. The second bath services guests and the second bedroom, completing the thoughtful floor plan. Parking is never a concern with a tandem underground stall that accommodates two vehicles — a rare and highly desirable feature in this central location. But perhaps one of the greatest draws is the address itself. You're just steps away from the Bow River pathways, parks, and greenspaces, making daily walks or weekend rides an everyday indulgence. The building is ideally positioned for downtown living, with access to restaurants, shopping, transit, and Calgary's core attractions. This is your chance to live in a spacious, move-in ready condo that brings the best of riverside serenity and downtown vibrancy together. Contact your agent today for a showing.