



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

MLS # A2284640



\$375,000

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 903
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Recreation Facilities, See Remarks, Storage		

Inclusions: n/a

Openhouse 28 March from 12 am 4 pm ; MAJOR PRICE REDUCTION ‐ QUICK SALE OPPORTUNITY Reduced by \$15,000 on March 15, 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 the perfect blend of peaceful river views and downtown convenience, all in a quiet setting just steps from Calgary’s best urban amenities. ? Now priced to sell after a \$15,000 reduction on March 15, 2026. Why You’ll Love This Home ? Strong, well-managed condo board ? Condo fees unchanged for the past 3 years ? New luxury waterproof vinyl flooring ? Freshly painted ‐ modern and move-in ready Prime Riverfront Location ?? Direct access to the Bow River Pathway system — perfect for walking, running, or cycling ?? Steps to a C-Train station within Calgary’s free fare zone ? Walk across the river to the vibrant shops, cafés, and culture of Kensington Thoughtful & Private Layout The smart floor plan places the bedrooms on opposite sides of the unit, creating excellent privacy. The spacious primary suite easily accommodates a king-size bed and features large windows with beautiful Bow River views and 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 the river and city scenery. Stylish & Functional Kitchen ?? Granite countertops ?? Elegant cherry wood cabinetry ? Stainless steel appliances ?? Recently updated fridge, washer, and dryer Additional Features & Amenities ?? Extra-wide titled underground heated parking stall beside the elevator ?? Large in-suite storage + separate

basement storage locker ?? Recently renovated common areas ??? Fully equipped fitness centre ?? Stylish social room for hosting gatherings ?? Secure building entry & underground parking ?? Bike storage available ?? Beautiful landscaped gardens and green spaces
Rare Inner-City Opportunity This is a rare opportunity to own a river-view condo in one of Calgary's most desirable inner-city communities, now offered with a significant \$15,000 price reduction for a quick sale. ?? Book your private showing today with your favourite REALTOR®!