



GRASSROOTS
REALTY GROUP

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415, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2284640



\$398,000

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

Open House: Feb 14th & Feb 15th | 11:00 AM – 2:00 PM 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, cafés, 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®!