

**111, 1108 6 Avenue SW**  
**Calgary, Alberta**
**MLS # A2213467**

**\$427,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 903
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to The Marquis—a hidden gem perfectly placed between the calm of the Bow River and the energy of downtown Calgary. This main floor, two-bedroom, two-bath condo offers more than just a home; it’s a lifestyle. Whether you’re heading out for a morning run along the river paths, catching the LRT just a block away, or relaxing at home by the fireplace, this space makes it easy to enjoy both nature and city living. Inside, the open layout is bright and functional, with 9’ ceilings and large windows that fill the space with natural light. The kitchen is well-appointed with stainless steel appliances, warm cabinetry, and a spacious island that’s perfect for cooking, entertaining, or casual dining. The living area features a gas fireplace for cozy evenings and a walkout 20ft patio for fresh air and easy access to outdoor space. Both bedrooms are thoughtfully separated for privacy, and the two full bathrooms make it ideal for roommates, guests, or working from home. Additional features include in-suite laundry, a titled underground parking stall, and a large private storage locker. Full concrete construction between units ensures peace and quiet. The building is secure and well-managed, offering a fitness center, hot tub, party room, and bike storage. With a walk score of 95, you’re steps from shops, restaurants, transit, river paths, and more. This is a clean, well-maintained home in a sought-after location—quiet when you need it, connected when you want it. Come see for yourself why life at The Marquis just feels right.