

\$420,000 - 811, 1108 6 Avenue Sw, Calgary

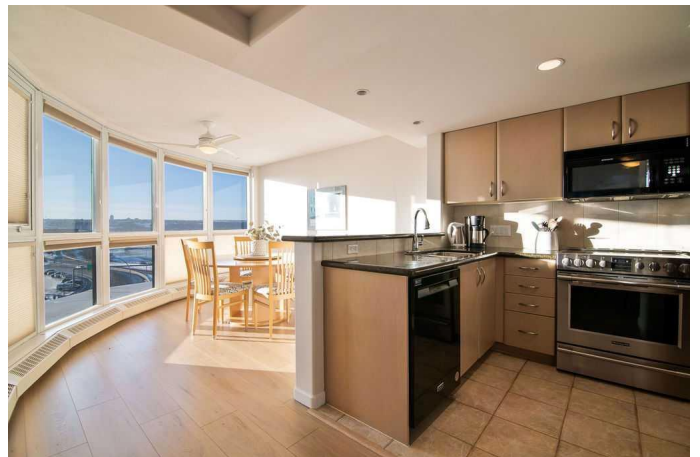
MLS® #A2188476

\$420,000

2 Bedroom, 2.00 Bathroom, 1,211 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

****OPEN HOUSE SUNDAY APRIL 13TH 11 am-1pm**** Enjoy living in a Penthouse with **VAULTED CEILINGS** and **INCREDIBLE WEST VIEWS** next to the Bow River at The Marquis. in this amazing 2-bed/2-bath unit w/ 2 **UNDERGROUND SIDE-BY-SIDE PARKING STALLS**. Located on the SW corner with a large south-facing balcony & oversized windows throughout. This executive unit features **UNOBSTRUCTED RIVER & CITY VIEWS** & beautiful sunlight from morning until sundown. W/ over 1,200 sf of living space, this floorplan is one of the few top floor units with **SOARING 13-ft CEILINGS!** This layout features a kitchen w/ granite counters, lots of storage & open views to the formal dining area surrounded by floor-to-ceiling windows and a captivating **VIEW!** The spacious living room features a tall mantled gas fireplace, and shares vaulted ceilings, with access to the balcony. Beautiful, light oak laminate floors throughout, recently re-painted and brand-new kitchen appliances. The 2 large bdrms both have access to separate baths & direct access to the oversized balcony as well. This unit has ensuite laundry w/ a brand new washer/dryer. For those seeking the urban lifestyle, this location can't be beat! Mere steps to the river walkways & biking paths, only a block to LRT & walking distance to many restaurants & groceries. Well-managed/maintained building with a renovated lobby, a convenient postal box, plus a gym, party room and private courtyard out back.



Built in 2001

Essential Information

MLS® #	A2188476
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	811, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

Amenities

Amenities	Fitness Center, Party Room, Recreation Room
Parking Spaces	2
Parking	Parkade, Titled, Underground, Side By Side

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

of Stories 17

Exterior

Exterior Features Balcony

Roof Metal

Construction Concrete

Additional Information

Date Listed January 17th, 2025

Days on Market 91

Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

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