

# \$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 insuite 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       89  
Zoning                  DC

## Listing Details

Listing Office        Royal LePage Benchmark

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