

# \$305,000 - 206, 1108 6 Avenue Sw, Calgary

MLS® #A2252820

**\$305,000**

1 Bedroom, 1.00 Bathroom, 823 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

LOWEST PER SQ/FT IN THE AREA | FRESHLY RENOVATED | STEPS TO BOW RIVER PATHWAYS + PRINCE™S ISLAND PARK | MASSIVE 823 SQ/FT 1 BEDROOM UNIT | Welcome to The Marquis on 6 Ave SW, located in one of the best areas of West Downtown, within walking distance of everything including Eau Claire, Prince™s Island Park, Bow River Pathways, and just a quick stroll to the office. This massive one-bedroom unit has just been updated with brand new flooring, fresh paint, and new appliances throughout, making it a turn-key opportunity for the downtown condo buyer. Whether you™re a first-time home buyer or a savvy investor, this could be a wonderful unit for you. As you enter the unit you™ll notice a tremendous amount of natural light with the south exposure, extending onto a large sun-soaked patio. The unit features new stainless steel appliances, beautiful new vinyl flooring, and fresh paint throughout. The large kitchen with breakfast bar offers plenty of space to host friends and family, while the spacious living and dining area provides ample room to relax and watch a movie around the cozy gas fireplace, or enjoy a glass of wine on the patio. The large bedroom features another south-facing window, a generous walkthrough closet with access to the 4-pc bathroom, and a large in-suite laundry room. This unit comes with titled underground parking (very close to the stairs), a separate storage locker, and bike storage. The building itself features security



personnel and a well-appointed gym, yoga studio, and a private ownersâ€™ lounge, as well pets are allowed up to 20LBS, but location is truly everything here â€“ youâ€™re within steps of the Bow River pathway system, Eau Claire, Princeâ€™s Island Park (including River CafÃ©), Joeyâ€™s, Alforno Bakery, 1 block walk to the C-Train, and everything else downtown living offers. This really is the best section of Downtown. Please reach out today for a private showing.

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252820          |
| Price          | \$305,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 823               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 206, 1108 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5K1               |

**Amenities**

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Storage, Trash, Visitor Parking, Bicycle Storage, Secured Parking |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                            |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| # of Stories      | 17                                                                                                                      |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Courtyard, Storage |
| Construction      | Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 53                |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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