

# \$395,000 - 311, 1108 6 Avenue Sw, Calgary

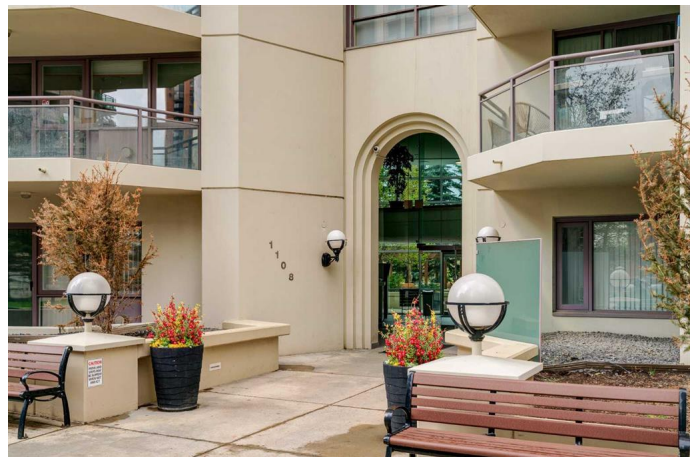
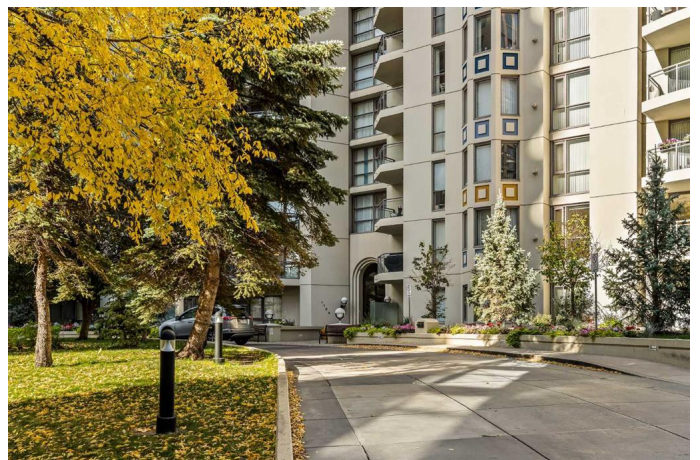
MLS® #A2264739

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,281 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to urban luxury by the river! This 1,281 sq ft two-bedroom, two-bathroom suite in The Marquis offers an airy, light-filled living experience right in the heart of downtown Calgary. From the moment you step in, youâ€™re greeted by an open layout accentuated by walls of large windows that flood the space with natural light and frame gorgeous views of the city and surrounding tree canopies. The home boasts updated flooring underfoot and modern appliances in the sleek, functional kitchen â€“ a perfect balance of style and comfort. Each of the two bedrooms offers generous proportions and abundant light; the primary suite features its own bathroom for added convenience. The second bath services guests and the second bedroom, completing the thoughtful floor plan. Parking is never a concern with a tandem underground stall that accommodates two vehicles â€“ a rare and highly desirable feature in this central location. But perhaps one of the greatest draws is the address itself. Youâ€™re just steps away from the Bow River pathways, parks, and greenspaces, making daily walks or weekend rides an everyday indulgence. The building is ideally positioned for downtown



living, with access to restaurants, shopping, transit, and Calgary’s core attractions. This is your chance to live in a spacious, move-in ready condo that brings the best of riverside serenity and downtown vibrancy together. Contact your agent today for a showing.

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264739          |
| Price          | \$395,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 311, 1108 6 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5K1               |

**Amenities**

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                  |
| Parking        | Parkade, Stall, Tandem, Underground                                                |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, See Remarks            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                        |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| # of Stories      | 17                                                                            |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 7                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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