

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

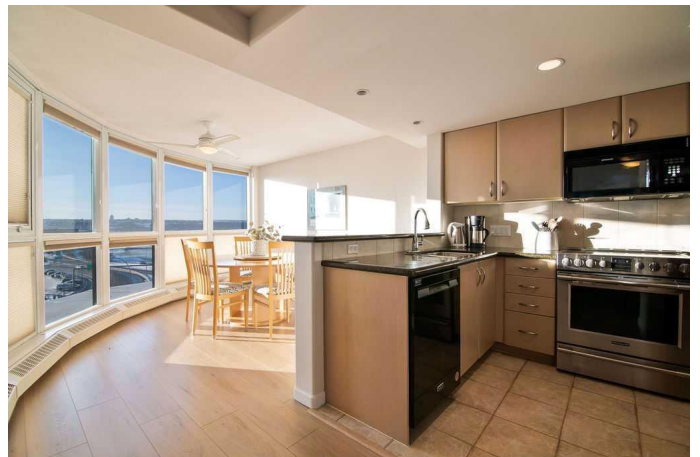
MLS® #A2188476

\$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 canâ€™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 88
Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

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