



# 1108 6 Avenue Calgary Alberta

\$389,000

Open House: March 13th from 3:30 am to 5:30 pm; Seller motivated. \$10, K reduced on 3/3/2026

**Experience Exceptional Urban Living at The Marquis** Welcome to The Marquis, a prestigious riverfront residence in Calgary's vibrant West End. This beautifully maintained 2-bedroom, 2-bathroom condo offers a rare combination of serenity and city convenience, all in a quiet setting just steps from Calgary's best urban amenities--complete with stunning Bow River views.

**Why You'll Love This Home:** Strong, well-managed condo board with condo fees unchanged for the past 3 years  
 Newly installed luxury waterproof vinyl flooring  
 Freshly painted for a modern, move-in-ready feel

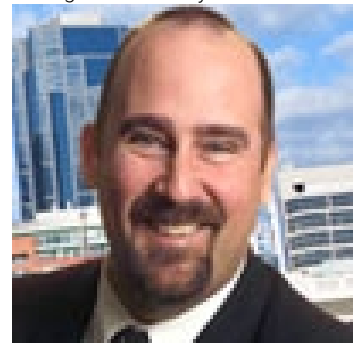
**Prime Riverfront Location:** Direct access to the Bow River Pathway system--ideal for walking, running, or cycling  
 Steps to a C-Train station within Calgary's free fare zone  
 Walk across the river to the shops, cafes, and culture of Kensington

**Thoughtful & Private Layout:** The smart floor plan places bedrooms on opposite sides of the unit, creating excellent privacy. The spacious primary suite easily fits a king-size bed, features large windows with river views, and offers direct access to a private, low-maintenance balcony. The bright living room is framed by floor-to-ceiling windows and anchored by a cozy corner gas fireplace, making it the perfect place to relax while enjoying city and river scenery.

**Stylish & Functional Kitchen:** Granite countertops  
 Cherry wood cabinetry  
 Stainless steel appliances  
 Recently updated fridge, washer, and dryer

**Additional Features & Building Amenities:** Extra-wide titled underground heated parking stall, conveniently located next to the elevator  
 Generous in-suite storage plus a separate basement storage locker  
 Recently renovated common areas  
 Fully equipped fitness centre  
 Free access to a stylish social room to host parties  
 Secure entry, underground parking, bike storage  
 Beautifully landscaped gardens and gr...

Listing Presented By:



Originally Listed by:  
Grand Realty

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

- 3pc Bathroom 6.17 Ft x 6.67 Ft
- 4pc Bathroom 5.92 Ft x 8.33 Ft
- Bedroom 13.08 Ft x 10.33 Ft
- Dining room 7.50 Ft x 12.50 Ft
- Foyer 4.92 Ft x 4.58 Ft

- Kitchen 10.83 Ft x 10.42 Ft
- Laundry room 5.58 Ft x 10.42 Ft
- Living room 13.25 Ft x 13.33 Ft
- Primary Bedroom 16.50 Ft x 14.42 Ft