

# \$365,000 - 509, 1108 6 Avenue Sw, Calgary

MLS® #A2253162

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

A new school year is revving up and THE MARQUIS goes to the Top of the Class! Firstly, it's located in Downtown Calgary's West End, which Wallscore.com has graded with an 84 Transit score, an 87 Walk score and a 94 Bike score! Well deserved given the proximity to Kensington, the downtown core, the river pathway, Prince's Island, LRT, as well as shops, restaurants and services. Everything you need is just steps or a short bike ride away - check out the aerial view video! Secondly, The Marquis scores an A+ for being a very secure, well run complex with plenty of free underground visitor parking, additional secured storage lockers and bike room, fitness area with change rooms, meeting area, yoga studio and 2 elevators. But that's just the beginning. Let's talk about unit 509. This spacious beauty is almost 1100 sq ft with 2 private bedrooms, each with their own full bath, which is ideal for a guest room or a roommate or a home office. The large living room with fireplace, dining room and kitchen with eating bar are all open to one another so it's a great space for entertaining but if you do need some additional space, you'll love the 20 foot balcony with BBQ gas bib. The primary bedroom is the perfect private space with bay style windows, access to the balcony, his and her closets, 4 piece ensuite with soaker tub and an additional storage area because who doesn't need more storage! Some added benefits of this lovely home are plenty of kitchen cabinet and counter space, newer appliances (2024 -



fridge, range and dishwasher, 2020 - microwave), vinyl plank flooring, in-floor heat in both bathrooms, laundry room and 2 entry closets. Titled underground parking and an additional storage locker are a bonus. The home is vacant and, with all furniture negotiable, you could be living in your new home before the end of the month! Book your showing today.

Built in 2001

### Essential Information

MLS® #	A2253162
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	509, 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, Bicycle Storage
Parking Spaces	1
Parking	Underground, Parkade

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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