1701 1108 6 Avenue SW

Calgary | Active | MLS® A2357772

$479,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2001**	**1,274 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

PENTHOUSE LIVING WITH BREATHTAKING NW & BOW RIVER VIEWS!
Welcome to The Marquis, where spectacular panoramic NORTHWEST-FACING RIVER take centre stage! This spacious 1,274 sq. ft. riverside penthouse suite features oversized windows, soaring ceilings, and unforgettable sunsets.
Freshly painted and thoughtfully designed with a desirable split-bedroom floor plan, this home offers 2 bedrooms, a den, 2 bathrooms, tandem parking for two vehicles, and an additional storage locker.
Step inside and be captivated by the incredible views stretching across the surrounding landscape. The open-concept living and dining area is perfectly positioned to take full advantage of the breathtaking scenery, with oversized windows bringing in abundant natural light. A cozy gas fireplace with an elegant marble surround adds warmth and sophistication to the space.
The bright white kitchen, renovated in 2019, overlooks the living area and features granite countertops, a breakfast bar, generous workspace, and stainless steel appliances-ideal for everyday living and entertaining while enjoying the beautiful views.
The spacious primary retreat easily accommodates king-sized furniture and features walk-through closets leading to a luxurious 4-piece ensuite with a soaker tub, separate shower, and generous granite vanity. The second bedroom comfortably fits queen-sized furnishings and offers an additional closet. A renovated 3-piece bathroom with granite countertops is conveniently located nearby.
The versatile den makes an excellent home office, complete with a floor-to-ceiling interior window overlooking the living area. A dedicated laundry room features a new washer and dryer (2024), along with abundant additional storage.
The Marquis is a premium concrete building, with concrete construction between suites for enhanced sound insulation. Residents enjoy recently renovated common areas, a welcoming lobby, and an impressive selection of amenities, including a fitness centre with change rooms, yoga studio, party room, and bike storage. This pet-friendly building welcomes dogs under 20 lbs, subject to board approval.
This is a view you will want to experience in person! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357772
Bedrooms	2
Bathrooms	2
Year Built	2001
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Penthouse
Total Living Area:	1,274 sq. ft.
Condo Fee:	$1,119.36
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North, West
Floor Location:	Top
Entry Level:	17
Stories Total:	17
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2001 (Age: 25)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0113151
Heating:	Baseboard

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	No
Garage Spaces:	2
Parking:	Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Marquis
Community:	Downtown West End
Amenities:	Bicycle Storage, Elevator(s), Parking, Recreation Room, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 15'3" × 15'2" ·
Main Floor	Kitchen · 9'2" × 9'1" ·

Main Floor	Living Room · 18'9" × 12'4" ·
Main Floor	Bedroom - Primary · 25'5" × 11'1" ·
Main Floor	Dining Room · 12'5" × 8'10" ·
Main Floor	Laundry · 8'8" × 6'7" ·
Main Floor	Den · 9'11" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Closet Organizers
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1701-1108-6-avenue-sw-calgary-a2357772/

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