306 1108 6 Avenue SW

Calgary | Active | MLS® A2340889

$250,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2001**	**805 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

HUGE PRICE REDUCTION! Located in the iconic Marquis building with fabulous tree-lined views, this one-bedroom, one-bathroom, 805 sq. ft. unit is not to be missed. The main living areas are spacious, with a flowing layout perfect for entertaining. With great square footage, the partially open kitchen, formal dining room and living room seamlessly join together. The primary suite is generously sized, with a walk-through closet leading into a four-piece bathroom, off of which you'll find stacked in-suite laundry and storage. This south-facing apartment condo is just steps away from the Bow River Pathway system, and a short walk across the 10 Street bridge opens up an array of great restaurants and shops in Kensington. With a Walk Score of 98, Transit Score of 82 and Bike Score of 96, this location can't be beat. Princess Island Park and Chinatown are just minutes away as well. The Marquis is an exceptionally well-managed building offering bright, updated recreation and fitness rooms, two elevators and a meeting/party room. One titled parking stall in a heated, secure underground parkade is included, along with an additional storage unit. Best of all, the condo fees include heat and water!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340889
Bedrooms	1
Bathrooms	1
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-Single Level Unit
Total Living Area:	805 sq. ft.
Main Level Finished Area:	805 sq. ft.

Condo Fee:	$667.69
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	17
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2001 (Age: 25)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0113151
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Clay Tile
Ensuite:	No
Flooring:	Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Marquis
Community:	Downtown West End
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16' × 14'3" ·
Main Floor	Bedroom - Primary · 13'10" × 10'4" ·
Main Floor	Dining Room · 16' × 11'2" ·
Main Floor	Kitchen · 10'6" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony, Storage

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-1108-6-avenue-sw-calgary-a2340889/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.