806 1108 6 Avenue SW

Calgary | Active | MLS® A2349036

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2001**	**817 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

SPACE, LOCATION & POTENTIAL! If you've been searching for a downtown condo that offers more than the typical one-bedroom layout, this could be the one! Located in THE MARQUIS, this spacious 817+ SQ FT, SOUTH-FACING 1-BEDROOM CONDO offers an excellent opportunity to create a home that reflects your own style. With generous room sizes, an open floor plan, and floor-to-ceiling windows that fill the space with natural light, the fundamentals are already here. Bring your decorating ideas and make it your own! The spacious LIVING AND DINING AREA offers plenty of flexibility for comfortable furniture, entertaining friends, or creating a dedicated work-from-home space.
A cozy GAS FIREPLACE adds warmth and character, while the PRIVATE COVERED BALCONY, complete with a gas BBQ hookup, extends your living space outdoors. The functional kitchen features GRANITE COUNTERTOPS, ample cabinetry, black appliances, a built-in microwave, and a convenient pass-through to the dining area. Whether you choose to refresh the existing finishes or plan a more extensive renovation, there's plenty of opportunity to add your personal touch. The generously sized PRIMARY BEDROOM offers a walk-through closet and direct access to the 4-piece bathroom. In-suite laundry with a stacked washer and dryer, along with additional storage, adds everyday convenience. You'll also appreciate theTITLED PARKING STALL, an additional storage locker conveniently located just steps from the elevator, and a well-equipped fitness room on the main floor. And then there's the LOCATION! Whether you're commuting to work, meeting friends for dinner, or heading out for a run along the river, this location makes it easy to enjoy everything Calgary's downtown has to offer. Gym is conveniently located on the main floor. Images have been digitally staged to illustrate potential furniture placement.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349036
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:	817 sq. ft.
Main Level Finished Area:	817 sq. ft.
Condo Fee:	$667.69
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
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:	1
Plan:	0113151
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	High Rise (5+ stories)

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Marquis
Community:	Downtown West End
Amenities:	Fitness Center, Recreation Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'5" × 9' ·
Main Floor	Dining Room · 12'7" × 10' ·
Main Floor	Living Room · 15' × 12'7" ·
Main Floor	Laundry · 5'8" × 5'2" ·
Main Floor	Walk-In Closet · 5'9" × 2'1" ·
Main Floor	Bedroom - Primary · 13'10" × 10'5" ·
Title to Land:	Fee Simple

Community Features:	Sidewalks, Street Lights
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/806-1108-6-avenue-sw-calgary-a2349036/

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

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