



415, 1108 6 Avenue SW, Calgary, Alberta - \$398,000



Main Photo

Property Description

Openhouse : Aug 3rd : 2 pm to 4 pm ; Experience Exceptional Urban Living at The Marquis
Welcome to The Marquis, a coveted riverfront address nestled in Calgary's dynamic West End. This 2-bedroom, 2-bathroom condo offers a rare blend of tranquility and convenience—set in a quiet location just steps from everything the city has to offer, including breathtaking views of the Bow River.

Prime Location Highlights:

Direct access to Bow River Pathways—perfect for walking, running, or cycling

C-Train station within Calgary's free fare zone



Walk to the vibrant shops, cafés, and culture of Kensington across the river

Inside, the well-designed layout ensures privacy with bedrooms on opposite sides of a bright, open living space. The spacious primary suite accommodates a king-size bed, showcases river views through large windows, and offers direct access to a private, low-maintenance balcony. The living room features floor-to-ceiling windows and a cozy corner gas fireplace—an ideal spot to unwind and take in the urban skyline.

Stylish & Functional Kitchen:

Granite countertops and cherry wood cabinetry

Stainless steel appliances, including newly updated fridge, washer, and dryer

Generous in-suite storage, plus a separate basement locker

Additional Perks:

Extra-wide titled underground parking stall located next to the elevator

Recently renovated building common areas

Fully equipped fitness centre

Stylish social lounge with new furnishings

Secure entry, underground parking, bike storage

Beautifully maintained garden and green space

This is a rare opportunity to own a river-view condo in one of Calgary's most sought-after urban communities.

Book your private showing today with your favourite REALTOR®!

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