



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

210, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2257199



\$349,998

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 786
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	Window Coverings All		

Ideally located in the quiet west end of downtown, this renovated 2-bedroom, 2-bathroom unit in The Marquis offers nearly 1,000 sq ft of bright, open-concept living space. Just steps from the Bow River pathways and only 2 minutes to the C-Train (within the free fare zone). Features include granite countertops, new stainless steel appliances, vinyl plank flooring, a gas fireplace, and a south-facing, tree-lined balcony. The oversized primary bedroom includes a full ensuite and direct balcony access. The second bedroom is situated near the second full bathroom, ideal for guests or roommates. Additional conveniences include quick stair access (bypassing elevator wait times) and close proximity to the titled underground parking stall. Building amenities include a fitness center, yoga studio, party room, landscaped courtyard, secure bike storage, and visitor parking. Pet-friendly building (with board approval; under 20 lbs). Walkable location close to Kensington, river trails, cafes, restaurants, and downtown amenities.