

# \$340,000 - 1707, 1108 6 Avenue Sw, Calgary

MLS® #A2271414

**\$340,000**

1 Bedroom, 1.00 Bathroom, 915 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Imagine stepping into a one-of-a-kind top-floor unit in The Marquis—complete with your own private rooftop patio!! As the morning sunlight begins to pour in from the east, you can instantly relax and enjoy everything this highly desirable penthouse condo has to offer. Homes like this rarely surface—and certainly not at a price comparable to a standard unit. This unit offers exceptional value, available right now, don't miss your chance to own just steps from the river. The open-concept design features a stone-tile fireplace, a glass chandelier above the dining table area, and a raised granite breakfast bar featured in the Kitchen. The bedroom offers three generous closets, but the true showstopper is the private, rooftop-style balcony just off of the primary bedroom—a spacious, sun-filled outdoor retreat with incredible privacy. It's the perfect place to recharge, entertain, or simply enjoy the fresh air. With in-suite laundry, titled underground parking, a storage locker, and access to a well-equipped fitness room and event space, this home delivers far more than you'd expect at this price point. A unique penthouse in The Marquis—offered at a price you'd never expect for something this rare.

Built in 2001

## Essential Information

MLS® #

A2271414



|                |                   |
|----------------|-------------------|
| Price          | \$340,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 915               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1707, 1108 6 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P5K1                 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Fitness Center, Storage, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Underground                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| # of Stories      | 17                                                                         |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

Date Listed                November 14th, 2025  
Zoning                     DC (pre 1P2007)

**Listing Details**

Listing Office            Real Broker

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