



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #2703, Calgary T2X 2E6

MLS® #: **A2108292** Area: **Downtown West End** Listing Date: **02/15/24** List Price: **\$789,000**
Status: **Active** County: **Calgary** Change: **-\$10k, 06-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1983**
Lot Information
Lot Sz Ar: **4,574 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,442**
Low Sqft:
Ttl Sqft: **2,442**

DOM

94
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat:

Assigned,Heated Garage,Secured,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Electric Cooktop,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Elevator**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Ensuite bath	Main	
4pc Ensuite bath	Main		Bedroom - Primary	Main	23`5" x 25`0"
Bedroom	Main	13`11" x 34`9"	Kitchen	Main	19`8" x 9`9"
Dining Room	Main	18`6" x 11`9"	Living Room	Main	13`10" x 23`5"
Sunroom/Solarium	Main	10`4" x 25`3"	Laundry	Main	4`10" x 7`2"
Storage	Main	3`4" x 7`4"			

Legal/Tax/Financial

Condo Fee:
\$2,054

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8310969**

Remarks

Pub Rmks:

Imagine waking up to breathtaking views of the Bow River and the majestic Rocky Mountains each morning! This fully renovated 27th-floor sub-penthouse condo in Calgary's Downtown West End offers just that. With floor-to-ceiling windows, you can enjoy stunning views from the comfort of your own home. This luxurious 2442 sq. ft. 2-bedroom apartment features a modern kitchen with high-end appliances, including two built-in stoves and a microwave. The kitchen's design is efficient and follows the "Chef's Triangle" concept for easy meal preparation. The grand kitchen island is perfect for hosting up to six guests and provides ample drawer space for all your culinary essentials. The dining area is just off the kitchen, where you can enjoy the breathtaking views of downtown Calgary while having your meals. The living room features an open flame ethanol fireplace as its centrepiece, and just off the living room is the sunroom, where you can relax and watch the sunset behind the Rocky Mountains. The primary bedroom offers plenty of space and has a great view of the mountains and Bow River. This bedroom also features a large walk-in closet and a four-piece ensuite bathroom with a spacious walk-in shower with a pebble stone floor. The second bedroom also enjoys the same views and has a four-piece ensuite and a large walk-in closet. For your convenience, this apartment comes with a generous storage room, a 2-piece powder room, and a dedicated laundry space. It also includes two parking stalls, with the flexibility to accommodate a motorcycle or extra storage at the end. Residents of this building enjoy the services of a full-time, 24/7 concierge and exclusive access to a well-equipped gym, a pool, spa, steam room, sauna, and squash courts. The location of this property is unbeatable, with easy access to Prince's Island Park, the iconic Red Mile, and Kensington, all just a short stroll away. This is a must-see property for anyone looking for a luxury condo with stunning views in a prime location in Calgary.

Inclusions:
Property Listed By: **N/A**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











