



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #1005, Calgary T2P 3T9

MLS® #: **A2116106**

Area: **Downtown West End**

Listing Date: **03/20/24**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,195**
Low Sqft:
Ttl Sqft: **1,195**

DOM

60

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Sauna**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`9" x 16`2"	Dining Room	Main	18`8" x 10`3"
Kitchen	Main	13`11" x 8`7"	Bedroom - Primary	Main	10`4" x 18`1"
4pc Ensuite bath	Main	6`0" x 10`0"	2pc Bathroom	Main	6`0" x 5`0"
Den	Main	9`3" x 15`10"	Foyer	Main	9`1" x 8`7"
Other	Main	4`1" x 9`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,114	Fee Simple	DC (pre 1P2007)
	Fee Freq:	
	Monthly	
Legal Desc:	8310969	Remarks
Pub Rmks:	<p>Discover suite 1005 at Westmount Place; a refined, single-level condo offering outstanding views, house-sized proportions and world class amenities. Here are 5 things we love about suite 1005 (and we're sure you will too): 1. A HOME IN THE SKY: At nearly 1200 SqFt with hardwood floors, central AC, amazing amenities and views spanning from the Bow River to the Rocky Mountains...this is what you should expect in a condo! 2. A TRUE FULL-SERVICE BUILDING: Reminiscent of the full-service buildings found in other major cities across the world, Westmount Place is second to none in Calgary. Boasting a large, formal lobby (currently being refreshed), 24-hour concierge/security, swimming pool, hot tub, steam room, racquet courts and games room complete with pool table. 3. TURN-KEY: If you're looking for a pied-a-terre or an executive-style rental this is an excellent option with available furniture package and an excellent management company already in place. 4. A FLOORPLAN MADE FOR LIVING: As condos trend smaller and smaller suite 1005 is a breath of fresh air! Featuring nearly 1195 SqFt of refined and functional living space, large primary suite and outstanding views from every room. As you enter, you're greeted by an updated kitchen featuring quartz counters, built-in appliance package, breakfast bar and ample work/storage space. The large, open concept living/dining area offers options for furniture placement depending on your needs/lifestyle while enjoying the amazing views while the primary suite feels like a vacation from the hustle and bustle below. Work from home? Not a problem here as the well-proportioned den off the living room makes an excellent home office and easily double as a guest room. 5. THAT PRIMARY SUITE: Consider this your oasis above the city; a full wing of the apartment dedicated to privacy and tranquility. Of course, the primary suite easily accommodates your furnishings with city views while you enjoy coffee in bed plus ample closet space, 4-piece ensuite and access to your private balcony.</p>	
Inclusions:	Furniture Package Available	
Property Listed By:	Century 21 Bamber Realty LTD.	

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









