



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #2501, Calgary T2P 3T9

MLS® #: **A2119842** Area: **Downtown West End** Listing Date: **04/03/24** List Price: **\$449,900**
Status: **Active** County: **Calgary** Change: **-\$20k, 01-May** 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: **2,109**
Low Sqft:
Ttl Sqft: **2,109**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment**

Parking

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

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`8" x 17`0"
Kitchen	Main	14`1" x 12`5"
Bedroom	Main	11`5" x 9`2"
2pc Bathroom	Main	5`6" x 4`10"
4pc Ensuite bath	Main	10`5" x 6`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	18`8" x 11`1"
Bedroom - Primary	Main	18`4" x 18`0"
Den	Main	8`2" x 8`2"
3pc Ensuite bath	Main	8`6" x 8`4"

Legal/Tax/Financial

Condo Fee: **\$1,792**
Title: **Fee Simple**

Zoning: **DC (pre 1P2007)**

Legal Desc:

8310969

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Westmount Place. Located on the edge of the downtown core a stone's throw from the Bow River parks and pathways and walking distance to Kensington, 17th Avenue and Stephen Avenue entertainment districts. Westmount Place boasts amenities such as 24 hour security personnel, indoor pool, sauna and steam rooms, squash and racquetball courts, central air conditioning, and much more. This spacious two bedroom plus den plan has a fabulous view of the city including downtown. Well renovated with hardwood floors, roller blinds, and a maple cabinet kitchen. The bathrooms have all been updated with newer vanities, fixtures, and tile. All principle rooms are generously sized and the master has a incredible view of the city. Each bedroom has its own en suite! Included are two indoor parking stalls. Kept in absolutely immaculate condition, this home shows pride of ownership throughout.

Inclusions:

None

Property Listed By:

Royal LePage Solutions

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







