



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #2402, Calgary T2P 3T9

MLS® #: **A2121109** Area: **Downtown West End** Listing Date: **04/08/24** List Price: **\$425,000**
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: **1,995**
Low Sqft:
Ttl Sqft: **1,995**

Access:
Lot Feat:
Park Feat:

Parkade, Underground

DOM

41

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Stove, Microwave, Refrigerator, Trash Compactor, Washer/Dryer**
Int Feat: **Closet Organizers, Double Vanity, Granite Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	17`7" x 10`6"
Dining Room	Main	16`8" x 14`9"	Foyer	Main	7`8" x 5`11"
Kitchen	Main	18`6" x 9`4"	Laundry	Main	8`11" x 5`8"
Living Room	Main	15`2" x 24`1"	Bedroom - Primary	Main	24`9" x 21`4"
Walk-In Closet	Main	14`4" x 9`6"			

Condo Fee:
\$1,796

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8310969**

Remarks

Pub Rmks:

IMMEDIATE POSSESSION. Nestled in the heart of Calgary's vibrant downtown core, this exceptional 2-bedroom, 2.5-bathroom condo offers an unparalleled living experience. Boasting 1995 square feet of luxurious space, this south-facing unit provides breathtaking views of Calgary's iconic skyline, truly showcasing the essence of urban living. Modern Elegance & Extensive Renovation Step inside this meticulously renovated condo, and you'll immediately be struck by its modern elegance and thoughtful design. The extensive renovation spared no expense, ensuring that every square foot exudes comfort and sophistication. The open-concept living space seamlessly integrates the living, dining, and kitchen areas, providing the perfect backdrop for entertaining or simply relaxing. The kitchen, a true chef's delight, features top-of-the-line appliances and exquisite finishes. It's a culinary oasis where you can unleash your inner gourmet chef. Gleaming new flooring flows throughout the space, creating a cohesive and inviting ambiance. The oversized bedrooms are a rare find in downtown condos, offering ample space to retreat and unwind. Each of the 2.5 bathrooms has been beautifully remodeled to exude luxury and style. Curl up by the cozy fireplace and enjoy the mesmerizing city views, creating a serene and inviting atmosphere. Amenities Beyond Compare This condo isn't just a home; it's a lifestyle. The building offers an impressive array of amenities, including a 24/7 concierge and security service for your peace of mind. Two underground parking stalls ensure convenience and security for your vehicles. You'll love staying active with the on-site pool, spa, steam rooms, and sauna, which provide the ultimate relaxation and wellness experience. Invite friends and family over to celebrate in the spacious party room, and enjoy some friendly competition on the two racquetball courts. Prime Location Situated just moments away from the serene Bow River pathways, you can easily enjoy outdoor activities and leisurely strolls along the scenic riverbanks. The proximity to Stephen Avenue ensures you have easy access to world-class dining, shopping, and entertainment options. For those who rely on public transportation, the nearby C Train station is a convenient way to explore the city. Whether you work downtown or crave the excitement of urban living, this location offers the best of both worlds. Don't miss your chance to experience the epitome of luxury living in downtown Calgary. Contact us today to schedule a viewing and discover the limitless possibilities of this south-facing condo with breathtaking views. Your dream urban lifestyle awaits!

Inclusions:
Property Listed By:

N/A
CIR Realty

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











