

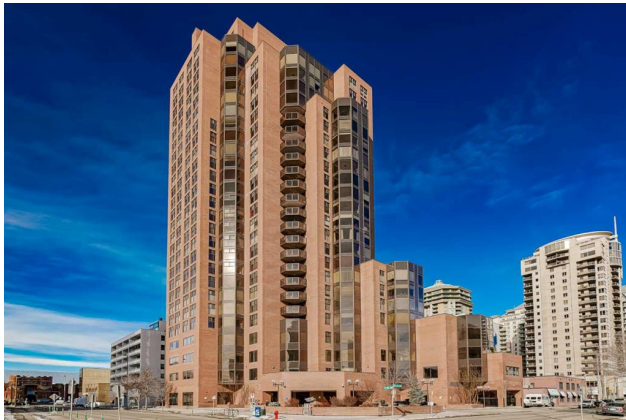


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1100 8 Avenue #1204, Calgary T2P 3T9**

MLS® #: **A2125795** Area: **Downtown West End** Listing Date: **04/24/24** List Price: **\$415,000**  
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: **1,183**  
Low Sqft:  
Ttl Sqft: **1,183**

DOM

**26**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony, Playground**

Construction: **Brick**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer**  
Int Feat: **Breakfast Bar, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5' 9" x 6' 0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9' 5" x 14' 0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10' 0" x 18' 4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13' 10" x 16' 6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 7" x 16' 2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10' 1" x 18' 5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5' 0" x 9' 0"</b>	<b>Other</b>	<b>Main</b>	<b>4' 5" x 6' 7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5' 10" x 9' 9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 5' 1"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$1,114**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc:

**8310969**

Remarks

Pub Rmks:

**Welcome to urban living at its finest in downtown Calgary's vibrant West End! This stunning corner unit boasts breathtaking views of the majestic river and picturesque mountains, offering a truly unparalleled living experience. This 2-bedroom, 2-bathroom apartment is a masterpiece of modern design, featuring a spacious layout that seamlessly blends style and functionality. The open-concept living area is flooded with natural light, creating a warm and inviting atmosphere that is perfect for entertaining guests or simply relaxing after a long day. The kitchen has been beautifully renovated with high-end finishes and top-of-the-line appliances, making it a chef's dream. The bedrooms are generously sized, offering plenty of space for rest and relaxation, while the bathrooms have been luxuriously appointed with modern fixtures and finishes. Residents of this exquisite building enjoy access to a range of amenities, including a swimming pool and a gym, perfect for those looking to stay active and healthy. WITH UNDERGROUND PARKING. With its prime location in downtown Calgary, this property is just steps away from all the amenities you could ever need, including shops, restaurants, parks, and more. Don't miss your chance to own this incredible property in one of Calgary's most sought-after neighbourhood.**

Inclusions:

Property Listed By:

**Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer  
eXp Realty**

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

