



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #2203, Calgary T2P 3T8

MLS®#: **A2130674** Area: **Downtown West End** Listing Date: **05/09/24** List Price: **\$798,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **2,409**
 Low Sqft:
 Ttl Sqft: **2,409**

DOM

50

Layout

Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Other**

Construction: **See Remarks**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`2" x 18`2"	Bedroom	Main	14`2" x 18`8"
4pc Ensuite bath	Main	0`0" x 0`0"	1pc Bathroom	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$2,141** Title: **Fee Simple** Zoning: **Direct Control**
 Fee Freq:

Monthly

Legal Desc: 8310969

Remarks

Pub Rmks: **Click brochure link for more details** Stunning Condo with Spectacular Views in Downtown West. Welcome to luxury living at its finest! This spacious 2409 sqft condo boasts breathtaking panoramic views of the majestic mountains, serene Bow River, lush parks, and the vibrant city skyline. Key Features: Prime location in Downtown West, steps away from the Ctrain station. Within the Ctrain free zone, offering convenience and accessibility. Sun-soaked and airy interior, flooded with natural light. Two bedrooms plus a den, perfect for a home office or guest room. Luxurious in-suite sauna room for relaxation and wellness. Stylish wet bar, ideal for entertaining guests. Two side-by-side indoor parking stalls for added convenience. Building Amenities: Inviting swimming pool for refreshing dips. Relaxing steam room and sauna for unwinding after a long day. Fully-equipped gym for staying fit without leaving home. Squash and racquetball room for friendly competitions. Cozy library featuring a pool table for leisurely evenings. Neighborhood Highlights: Close proximity to all amenities, including shops, restaurants, and entertainment venues. Scenic Bow River walk path just moments away, perfect for leisurely strolls or morning jogs. Exceptional condo in one of Calgary's most coveted neighborhoods.**

Inclusions: **Call Seller directly**
Property Listed By: **Honestdoor Inc.**

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













2203-1100 8 Ave SW, Calgary, AB

Man Pair | Historic Area 2400.00 sq ft



PREPARED: 2024-04-10

While no part is excluded from this floor area in C.A.D.R. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

