

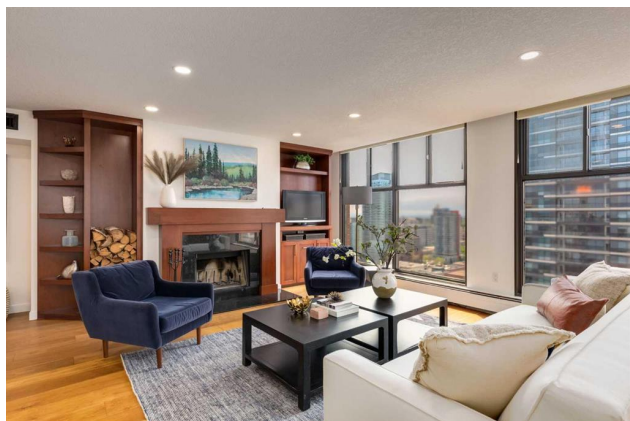


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1100 8 Avenue #2601, Calgary T2P 3T9**

MLS®#: **A2137202** Area: **Downtown West End** Listing Date: **06/05/24** List Price: **\$749,900**  
 Status: **Active** County: **Calgary** Change: **-\$35k, 29-Jul** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Heated Garage,Parkade,Secured,Underground**

Finished Floor Area

Abv Sqft: **2,125**  
 Low Sqft:  
 Ttl Sqft: **2,125**

DOM

**115**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Penthouse**

Parking

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

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Bidet,Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Sauna,Steam Room,Storage,Walk-In Closet(s),Wood Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 6`7"</b>
<b>6pc Ensuite bath</b>	<b>Main</b>	<b>14`4" x 16`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>17`7" x 10`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`11" x 5`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`2" x 8`8"</b>
<b>Nook</b>	<b>Main</b>	<b>9`3" x 10`4"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>19`1" x 9`8"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`5" x 8`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>35`6" x 30`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 24`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>20`11" x 12`1"</b>

Condo Fee:  
**\$1,857**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

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

Legal Desc: **8310969**

Remarks

Pub Rmks: **PRICE REDUCTION! Perched atop the 26th floor of Westmount Place, this penthouse-style apartment offers an unparalleled living experience in the heart of Calgary, Alberta. Boasting over 2100 square feet of updated living space, this residence epitomizes luxury with its panoramic views of the majestic mountains and the serene Bow River. HIGHLIGHTS: Size and Layout: Sprawling over 2100 square feet, this meticulously designed apartment features 2 bedrooms + Den, 2.5 baths, and a spacious open floor plan accentuated by floor-to-ceiling windows, flooding the space with natural light and offering breathtaking vistas of Calgary's iconic skyline. MODERN AMENITIES: Enjoy the convenience of central air conditioning, newer engineered hardwood floors (2019), and a wood-burning fireplace with gas assist, creating a cozy ambiance for chilly evenings. The kitchen is a culinary haven, boasting newer cabinets (2019), chic Butcher block countertops, and top-of-the-line appliances, making it an entertainer's dream. RESORT-LIKE LIVING: Residents have exclusive access to a plethora of amenities including a state-of-the-art gym, racquet courts, steam room, pool, hot tub, sauna, and billiards room. The building's ultra-secure environment, with a 24-hour concierge and elevator key fobs specific to each floor, ensures peace of mind and privacy. EXPANSIVE OUTDOOR SPACE: The pièce de résistance of this penthouse is its sprawling 900+ square foot patio, offering unparalleled views of downtown Calgary, the Rocky Mountains and serving as the perfect venue for hosting large gatherings of friends and family or simply unwinding amidst the stunning backdrop. CONVENIENT LOCATION: Situated in the heart of downtown Calgary, residents enjoy easy access to work, either by foot or the nearby LRT (Light Rail Transit), which offers complimentary rides within the downtown core. An array of dining options, shopping destinations, and recreational facilities, including the Calgary Co-op downtown food market, are just moments away. PARKING: Two underground heated parking stalls and a storage locker provide added convenience and security for residents with vehicles. Experience the epitome of luxury living in this remarkable penthouse at Westmount Place. Whether you're captivated by the stunning views, the array of amenities, or the convenience of downtown living, this residence offers an unparalleled opportunity to indulge in the finest that Calgary has to offer. Don't miss your chance to call this prestigious address home. Schedule your viewing today!**

Inclusions:  
Property Listed By: **N/A  
KIC Realty**

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









