



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #1603, Calgary T2P 3T9

MLS®#: **A2141442** Area: **Downtown West End** Listing Date: **06/15/24** List Price: **\$299,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **See Remarks**
 Park Feat: **Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **1,196**
 Low Sqft:
 Ttl Sqft: **1,196**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Elevator,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Recreation Facilities,Sauna,Steam Room,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`3" x 8`5"	Dining Room	Main	18`3" x 10`1"
Living Room	Main	13`10" x 16`5"	Bedroom - Primary	Main	10`2" x 18`4"
Bedroom	Main	9`6" x 16`2"	4pc Bathroom	Main	5`10" x 9`9"
2pc Bathroom	Main	4`11" x 5`1"	Foyer	Main	9`10" x 8`6"
Furnace/Utility Room	Main	4`6" x 8`9"			

Condo Fee:
\$1,114

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8310969**

Remarks

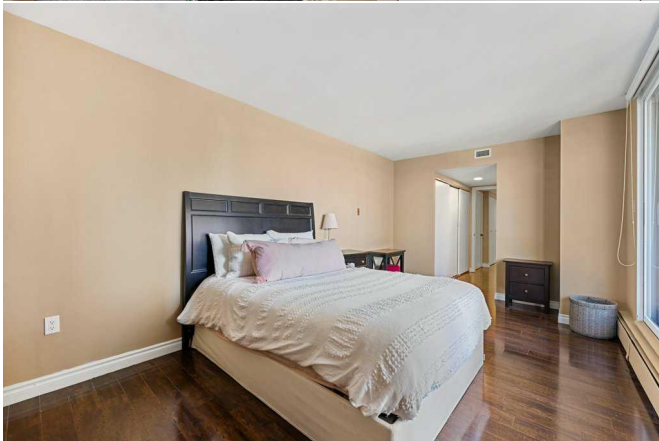
Pub Rmks: **Wow... The views never end from this affordable 2 bed 2 bath unit in the prestigious Westmount Place! This building is loaded with amenities & offers the convenience & security of 24-hour Concierge service. Enjoy the lap pool, hot tub, Racquet ball and Squash courts, fitness/gym centre, billiards room, steam and dry saunas. Located in West Downtown steps away from the free C-train line & the Bow River pathway system to enjoy leisurely strolls or bike rides through nature. Walk to pubs, restaurants, entertainment establishments & walk or ride the train to the City Centre business district. Inside you'll discover an updated, air conditioned home flooded with natural light from ample windows! Take in the amazing views from this 16th floor corner unit highlighting the Rocky Mountains, the Bow River, city life below and amazing sunsets! Just move in as the renovations have already been done. Low maintenance laminate & tile flooring. Updated trim, doors, baseboards and freshly painted. Updated bathrooms, gleaming white kitchen with granite & stainless-steel appliances. Loads of cabinets & counter space will please the chef in your home. The kitchen is open to the living & dining rooms & are perfectly proportioned to entertain friends & family while they all take in the majestic views! The Primary bedroom is huge! Bring your full-sized bedroom suite as it will fit! Lay in bed & enjoy the views or step out onto the balcony thru patio door directly from the bedroom. The full ensuite bath will pamper you, enjoy a bath in the deep soaker tub. There is a second bedroom, 2-piece bath, large in unit storage & laundry room. Even the car will be pampered in the secure, heated parkade with 2 storage lockers in front of the parking stall. Extra long stall will accommodate a full-sized truck!**

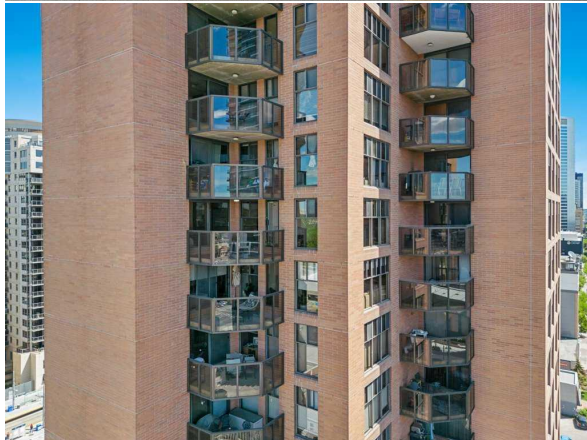
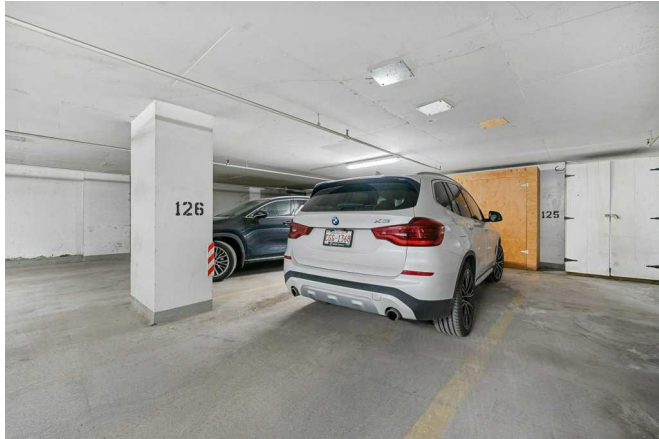
Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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









1603-1100 8 Ave SW, Calgary, AB

Main Floor - Exterior Area 1200.26 sq ft



0 2 4 8

PREPARED: 2024/05/15



White regions are excluded from total floor area in AJICO floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



