

## 1100 8 Avenue #2201, Calgary T2P 3T9

MLS®#:	A2150553	Area:	Downtown West End	Listing Date:	07/19/24	List Price:	\$599,900			
Status:	Active	County:	Calgary	Change:	-\$50k, 21-Aug	Associatior	Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informat Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Resid Apart Calga 1979 tion	scaped,Level,Vie	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,007 2,007	DOM 59 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 2.0 (2 1) High-Rise (5+) 2

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	ting: Central,Hot Water,Natural Gas er:			Construction: <b>Brick,Concrete</b> Flooring: <b>Laminate,Tile</b>	Brick,Concrete Flooring:					
				Water Source:						
Kitchen Appl: Int Feat: Utilities:		Fnd/Bsmt: Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings Central Vacuum,Open Floorplan								
		Room Information								
Room		Level	<u>Dimensions</u>	<u>Room</u> <b>4pc Bathroom</b>	Level	Dimensions				
3pc Ensuite bath			Main		Main					
Bedroom Dining Room		Main Main	11`10" x 9`6" 11`4" x 19`5"	Other Foyer	Main Main	6`7" x 5`6" 6`11" x 7`10"				
Kitchen		Main	14`7" x 14`4"	Laundry	Main	6`7" x 8`1"				
Living Room		Main	18`8" x 21`2"	Bedroom	Main	11`11" x 10`0"				
Bedroom - Primary		Main	24`3" x 18`10"	Storage	Main	8`5" x 5`0"				
2pc Bathroom		Main								
				Legal/Tax/Financial						

Condo Fee: <b>\$1,792</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: DC (pre 1P2007)
Legal Desc:	8310969	Remarks	s
Pub Rmks: Inclusions: Property Listed By:	Avenue entertainment distric 2000 square feet and feature Calgary's iconic skyline. Enjoy culinary dream, featuring bui great sized dining room that size, providing privacy and co and two underground heated and the Rocky Mountains. The concierge service. Experience	cts, this home offers the ultimate urban I es a spacious open floor plan with floor-to y modern comforts with central air condi ilt in oven and microwave, countertop sto is big enough to fit the whole family. The onvenience for guests. Additional highlig I parking stalls. Step outside to one of the building's exceptional amenities includ	Ind pathways, and within walking distance to the vibrant Kensington, 17th Avenue, and Stephen diving experience. This expansive three bedroom/two-bedroom plus den apartment spans over o-ceiling windows that flood the space with natural light and offer breathtaking views of itioning, vinyl plank flooring, and a cozy wood-burning fireplace with gas assist. The kitchen is a ove, plenty of gorgeous white cabinets, expansive countertops, S/S appliances and leads to a e large primary suite boasts its own 3 pce ensuite bathroom. The second bedroom is a good phts include a handicap-accessible shower, a giant tiled foyer, ample storage, 4 pc bathroom the two balconies, complete with new pavers, to enjoy unparalleled views of downtown Calgary le a gym, racquet courts, steam room, pool, hot tub, sauna, billiards room, and 24-hour tent at Westmount Place, where stunning views, modern amenities, and the convenience of tyle.

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