



THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #608, Calgary T2P 3T9

MLS® #: **A2173063** Area: **Downtown West End** Listing Date: **10/17/24** List Price: **\$394,900**
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:

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Yard Lights, Private Covered, Heated Garage, Insulated, Leased, Parkade, Paved**
Park Feat:

Finished Floor Area

Abv Sqft: **1,855**
Low Sqft:
Ttl Sqft: **1,855**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air, None**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 18`4"	Kitchen	Main	12`10" x 9`5"
Dining Room	Main	17`3" x 11`4"	Bedroom - Primary	Main	15`9" x 13`5"
Walk-In Closet	Main	12`4" x 7`9"	3pc Ensuite bath	Main	9`2" x 7`9"
Bedroom	Main	10`9" x 9`10"	Foyer	Main	12`6" x 4`8"
Sunroom/Solarium	Main	20`10" x 9`4"	Den	Main	19`3" x 9`7"
Laundry	Main	5`0" x 2`10"	4pc Bathroom	Main	7`8" x 5`5"
Storage	Main	8`8" x 5`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,682

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

8310969

Remarks

Pub Rmks:

***** OPEN HOUSE Sunday Oct 20, 2024 2:00 - 4:00 PM *** Welcome to urban living at its finest in the heart of downtown Calgary! This oversized, single-level apartment offers an expansive, open-concept layout that seamlessly blends comfort and style. Perfectly situated in one of the city's most vibrant neighborhoods, this 2-bedroom, 2-bathroom unit is an ideal retreat for young professionals or those looking to downsize without compromising on space or luxury. From the moment you step inside, you'll be greeted by the warmth of recently upgraded luxury vinyl plank flooring that extends throughout the home, giving it a modern yet cozy feel. The expansive windows flood the space with natural light, creating an inviting atmosphere while offering stunning views of Calgary's downtown skyline. Whether you're enjoying a quiet evening at home or entertaining guests, the breathtaking cityscape becomes the perfect backdrop. The spacious living and dining areas flow effortlessly into the sleek, contemporary kitchen, making it easy to host dinners or casual gatherings. Each of the two generous-sized bedrooms provides ample space for relaxation, with the master suite featuring an ensuite bathroom for added convenience. Both bathrooms are elegantly designed, offering a spa-like retreat with high-end finishes. But the luxury doesn't stop at your front door. This building boasts an impressive array of amenities that elevate your living experience to new heights. Take a refreshing dip in the indoor pool, unwind in the hot tub, or relax in the sauna after a long day. For the fitness enthusiasts, there's a squash/racquetball court and a well-equipped games room for more leisurely activities. With 24-hour security and concierge services, you can enjoy peace of mind knowing that your comfort and safety are always a top priority. As an added bonus, this unit includes two side-by-side underground heated parking stalls, so you never have to worry about finding a parking spot or braving the elements during Calgary's colder months. With its unbeatable location and world-class amenities, this apartment offers the ultimate in downtown Calgary living. Whether you're seeking convenience, comfort, or an active lifestyle, this home is perfectly suited to meet all your needs. Don't miss your opportunity to live in one of Calgary's most sought-after communities!**

Inclusions:

White Shoe Dresser

Property Listed By:

Greater Property Group

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













