

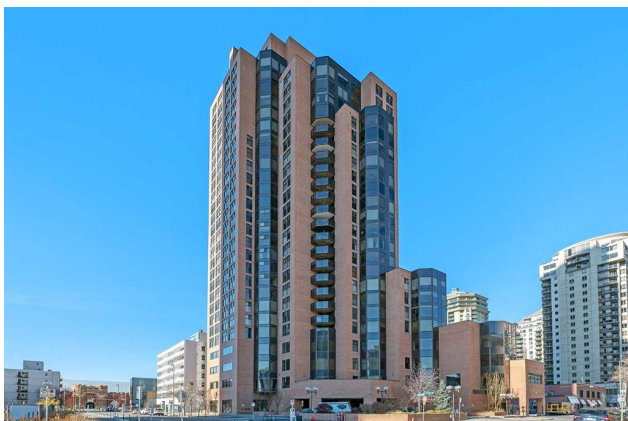


THE
A-TEAM

**RE/MAX
FIRST**

1100 8 Avenue #905, Calgary T2P 3T9

MLS® #: **A2176610** Area: **Downtown West End** Listing Date: **10/31/24** List Price: **\$329,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1983**

Finished Floor Area
 Abv Sqft: **1,213**
 Low Sqft:
 Ttl Sqft: **1,213**

DOM

33
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Laminate Counters,Recessed Lighting,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`3" x 8`4"	Dining Room	Main	14`3" x 10`6"
Living Room	Main	16`2" x 13`10"	Foyer	Main	11`0" x 5`9"
Laundry	Main	5`0" x 2`7"	Storage	Main	9`0" x 4`2"
Bedroom - Primary	Main	18`0" x 10`3"	Bedroom	Main	13`8" x 9`2"
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,114

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **8310969**

Remarks

Pub Rmks: **Located in the heart of the city, this updated bright & spacious 2 bedroom, 2 full bath condo offers over 1200 sq ft of living space & PANORAMIC NW VIEWS! The open plan presents laminate floors & an abundance of natural light, showcasing the living & dining areas with balcony access, plus the lovely, kitchen that's tastefully finished with a cut out wall & casual eating bar, crisp white cupboards with black pulls, plenty of counter space plus contrasting black appliance package. The sizable primary bedroom has balcony access & features ample closet space & a private 4 piece ensuite. A second bedroom & 3 piece bath are perfect for guests. Completing this unit is in-suite laundry with full size washer & dryer, storage room & one assigned underground parking stall with storage cabinet in the parking space. Building amenities include a swimming pool, hot tub, sauna, squash court, exercise room, billiard room & concierge service. The central location can't be beat - close to Bow River pathways, Millenium Park, shopping, restaurants & public transit.**

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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

