



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2179841** Area: **Downtown West End** Listing Date: **11/18/24** List Price: **\$499,900**  
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:

Finished Floor Area

Abv Sqft: **2,007**  
Low Sqft:  
Ttl Sqft: **2,007**

DOM

**3**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof: **Rubber,Tar/Gravel**  
Heating: **Central,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Other</b>	<b>Main</b>	<b>6`7" x 5`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 19`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`11" x 7`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 14`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`7" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 21`2"</b>	<b>Office</b>	<b>Main</b>	<b>11`11" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>24`3" x 18`10"</b>	<b>Storage</b>	<b>Main</b>	<b>8`5" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,792**

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

Zoning:  
**DC**

Legal Desc: **8310969**

Remarks

Pub Rmks: **Location, location, location... just steps from the Bow River parks and pathways. This expansive three bedroom/two-bedroom plus den apartment spans over 2000 square feet and features a spacious open floor plan with floor-to-ceiling windows that flood the space with natural light and offer breathtaking views of Calgary's gorgeous skyline. Enjoy A/C, vinyl plank flooring, and a cozy wood-burning fireplace with gas assist. The kitchen features a built-in oven and microwave, countertop stove, plenty of gorgeous white cabinets, expansive countertops, S/S appliances and leads to a great sized dining room that is big enough to fit the whole family. The large primary suite boasts its own 3 pce ensuite bathroom. The second bedroom is a good size, providing privacy and convenience for guests. Work from home in your large office with plenty of windows and natural light or convert that space into a third bedroom. Additional highlights include a handicap-accessible shower, a giant tiled foyer, ample storage, 4 pc bathroom and two underground heated parking stalls. Step outside to one of the two balconies, complete with new pavers, to enjoy unparalleled views of downtown Calgary and the Rocky Mountains. The building's exceptional amenities include a gym, racquet courts, steam room, pool, hot tub, sauna, billiards room, and 24-hour concierge service. Experience luxury living in this remarkable apartment at Westmount Place, where stunning views, modern amenities, and the convenience of downtown living come together to create an unparalleled urban lifestyle.**

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

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















