



THE A-TEAM

RE/MAX FIRST

1100 8TH Avenue #1204, Calgary T2P3T9

MLS@#: A2189375 Area: Downtown West End Listing Date: 01/21/25 List Price: \$359,990
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:
Park Feat: Stall, Underground

Finished Floor Area

Abv Sqft: 1,197
Low Sqft:
Ttl Sqft: 1,197

DOM

11
Layout
Beds: 2 (2)
Baths: 1.5 (1 1)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Central
Sewer:
Ext Feat: Balcony, BBQ gas line

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

Kitchen Appl: Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Elevator, Quartz Counters, See Remarks, Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Balcony, Laundry, Furnace/Utility Room, and Entrance.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom, Bedroom - Primary, 4pc Bathroom, and 2pc Bathroom.

Legal/Tax/Financial

Condo Fee:  
**\$1,114**

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

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **8310969**

Remarks

Pub Rmks: **Experience the best of urban living in Calgary's vibrant West End! This exceptional corner unit offers breathtaking views of the river and mountains, delivering an unparalleled living experience. With 2 spacious bedrooms and 2 modern bathrooms, this apartment showcases contemporary design at its finest. The open concept living space is bathed in natural light, creating an inviting atmosphere perfect for both entertaining and unwinding. The kitchen has been expertly renovated with high-end finishes and premium appliances, ideal for any home chef. The generous bedrooms provide a serene retreat, while the bathrooms feature sleek, modern fixtures. The building includes 24 hours security, front desk help services and sitting area. Residents enjoy access to a variety of amenities, including a swimming pool, gym, steam room, sauna, and two recreational rooms for squash and other activities. The unit also includes underground parking for added convenience. Located in the heart of downtown Calgary, this property places you just steps away from coffee shops, restaurants, parks, and all the conveniences you need. Don't miss the opportunity to own this incredible home in one of Calgary's most desirable neighborhoods.**

Inclusions: **microwave, refrigerator, stove, washer/dryer, dishwasher, window covers, closet organizer, tv stand, mirror cabinet, painting, clock.**  
Property Listed By: **eXp Realty**

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

























