



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1100 8 Avenue #2403, Calgary T2P 3T9**

MLS® #: **A2191342**      Area: **Downtown West End**      Listing Date: **01/31/25**      List Price: **\$765,000**  
 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:

**Finished Floor Area**  
 Abv Sqft: **2,480**  
 Low Sqft:  
 Ttl Sqft: **2,480**

**Assigned, Parkade, Underground**

DOM

**1**

Layout

Beds: **1 (1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**  
 Int Feat: **Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>24`0" x 8`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`10" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`4" x 16`0"</b>	<b>Den</b>	<b>Main</b>	<b>13`0" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>19`6" x 5`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`4" x 8`10"</b>
<b>Storage</b>	<b>Main</b>	<b>15`0" x 6`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`4" x 13`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$2,207**

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

Zoning:  
**DC**

Legal Desc: **8310969**

Remarks

Pub Rmks: **Welcome to this masterfully renovated 24th-floor residence, offering nearly 2,500 sq. ft. of sophisticated urban living with panoramic views of the Bow River and Rocky Mountains. Every inch of this unit has been meticulously redesigned with high-end finishes and modern conveniences, creating a one-of-a-kind living experience in one of Calgary's premier buildings. Step inside to find herringbone luxury vinyl plank flooring with acoustic dampening underlay throughout, enhancing both comfort and style. The entire unit features brand-new plumbing fixtures, supply lines, electrical panel, and wiring, complemented by a curated selection of new and antique light fixtures. The chef's kitchen is a masterpiece, boasting a 64" wide Electrolux fridge/freezer, Jenn-Air induction cooktop, built-in oven and microwave, and a full-height Sub-Zero wine fridge all seamlessly integrated into custom high-gloss cabinetry with press-to-open/press-to-close doors. A stunning quartzite waterfall countertop and subway tile backsplash complete the sleek and modern aesthetic. The spacious living room is designed for both comfort and entertaining, with breathtaking floor-to-ceiling views and an elegant seating area. The formal dining room includes custom built-in shelving, perfect for displaying art or fine glassware. The luxurious primary bedroom features a cozy reading nook overlooking the Bow River, a 5-piece spa-like en-suite with a dual vanity, custom glass shower, soaker tub, and a walk-in closet with custom organizers. Enclosed by custom glass walls, the den is currently being used as a second bedroom, offering a walk-in closet, office space, and a private 3-piece bathroom. Custom drapes provide added privacy. A powder room, storage room, and in-suite laundry closet with a Maytag washer and dryer complete this stunning unit. This unit comes with two side-by-side parking stalls and a storage locker, while the building offers amazing amenities, including: Indoor Pool & Hot Tub, Sauna & Fitness Room, Squash & Racquetball Courts, Billiards Room and 24-Hour Concierge & Security. Situated in the heart of downtown, you are just steps away from groceries, shops, Millennium Park, the Bow River, restaurants, and public transit.**

Inclusions: **drapes in den, 85" tv and bracket in living room, 48" tv and bracket in primary bedroom, wall mounted bookshelves in dining room**

Property Listed By: **RE/MAX First**

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











