

# \$299,999 - 1701, 1100 8 Avenue Sw, Calgary

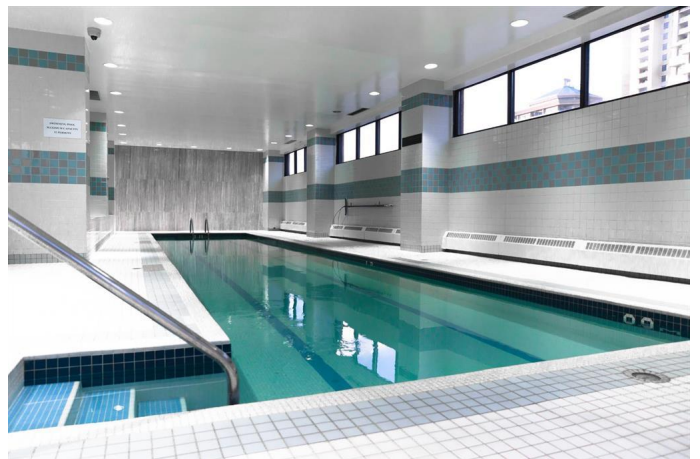
MLS® #A2090066

## \$299,999

2 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to 1100 8 Avenue SW, unit 1701 - a stunning condo that offers over 1200 SqFt of perfectly blended luxury, convenience, and breathtaking city views. This beautiful property is now available for sale, presenting an incredible opportunity for you to settle into your dream home. As you step inside, prepare to be captivated by the brand-new luxury vinyl flooring. The open concept living space allows for seamless flow and plenty of room to entertain guests or unwind after a long day. Natural light floods in through the expansive windows, providing an inviting ambiance and offering panoramic views of the vibrant cityscape that will leave you in awe. The entire unit has been freshly painted, adding a touch of modernity, and ensuring a clean canvas for you to personalize your living space. The new light fixtures not only illuminate each room beautifully but also add a touch of contemporary design. This condo boasts two spacious bedrooms, providing ample space for relaxation and privacy. The master bedroom features its own ensuite bathroom, complete with sleek finishes and modern fixtures. A second bathroom is conveniently located nearby, ensuring ultimate convenience for both residents and guests. One parking space is included with this property, making it easy for you to come and go as you please. Additionally, the building offers an array of amenities that will exceed your expectations. Take advantage of the indoor pool and hot tub where you can indulge in some well-deserved



relaxation. Stay active and maintain your fitness routine in the large fitness facilities or challenge friends to a game on the racquetball courts. Convenience is key, and this condo offers just that. With easy access in and out of downtown, commuting becomes a breeze. For nature enthusiasts, the beautiful Bow River is just a few blocks away, offering scenic walking trails where you can experience tranquility amidst the bustling city. Top-rated restaurants are within a short distance from your doorstep, catering to a variety of culinary preferences. This property is ready for you to move in right away, providing the perfect opportunity to start your new chapter in downtown living. Don't miss out on this incredible chance to own a piece of luxury and convenience in the heart of the city. Don't wait - seize this opportunity and make 1100 8 Avenue SW, unit 1701, your new home today. Contact us for more information and to schedule a showing.

Built in 1980

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2090066       |
| Price          | \$299,999      |
| Sold Price     | \$265,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,276          |
| Acres          | 0.00           |
| Year Built     | 1980           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 1701, 1100 8 Avenue Sw |
|---------|------------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Downtown West End |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2P 3T9           |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Indoor Pool, Party Room, Racquet Courts, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                                     |
| Parking        | Parkade                                                                               |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                           |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 28                                                                        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Rubber          |
| Construction      | Brick, Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2023 |
| Date Sold      | November 4th, 2023 |
| Days on Market | 9                  |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 0.00               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | COLDWELL BANKER MOUNTAIN CENTRAL |
|----------------|----------------------------------|

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