

\$375,000 - 1407, 1100 8 Avenue Sw, Calgary

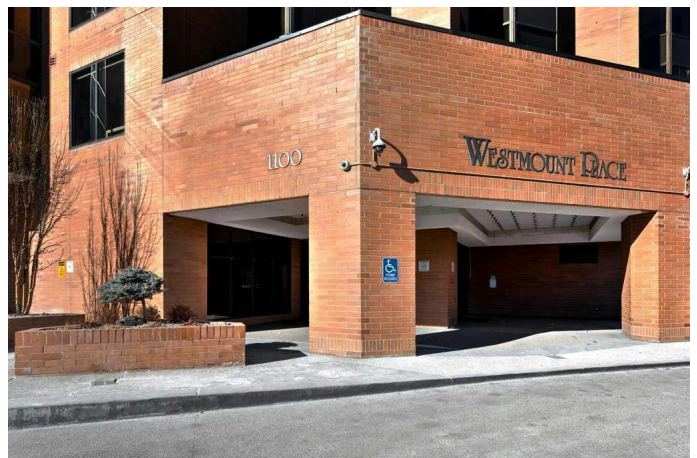
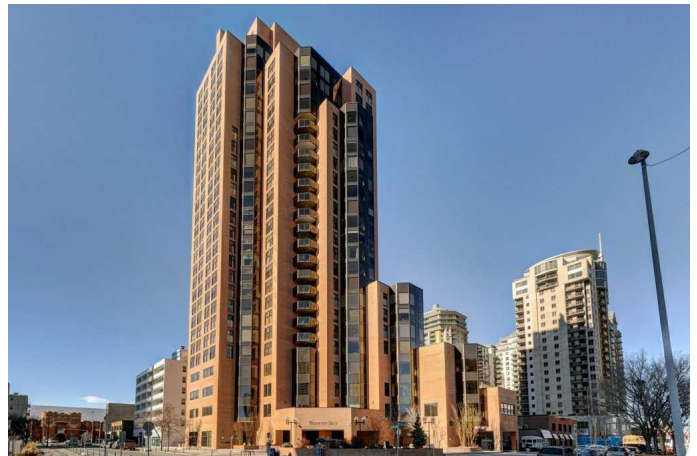
MLS® #A2109315

\$375,000

2 Bedroom, 2.00 Bathroom, 1,468 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Elevate your living experience in this stunning 14th-floor corner apartment, perfectly positioned to capture breathtaking sunrises and the dazzling lights of the city skyline. With its north-east orientation, each day begins with a promise of extraordinary beauty and an abundance of natural light. The apartment welcomes you with an elegant marble tiled foyer, leading into a spacious living and dining area adorned with luxurious Engineered Brazilian hardwood floors (new) and A/C. The layout is meticulously designed for both comfort and style, featuring a partially open eat-in kitchen that boasts modern appliances, granite countertops, and tiles. At the heart of this exquisite home is an awe-inspiring master suite with new carpet, offering a sanctuary of peace and sophistication. The second bedroom, along with a well-appointed main bathroom, ample storage, and laundry areas, ensures that every aspect of your home life is catered to with the utmost attention to detail. Step outside to one of the two highly functional porcelain tiled balconies to enjoy your own private vista of the city or take advantage of the exceptional amenities that Westmount Place has to offer. This quiet executive-style residence prides itself on its 24-hour concierge/security service, providing peace of mind and a sense of community. The building's amenities are second to none, including a swimming pool (finishing up renovations shortly) and hot tub, sauna/steam rooms, a billiard room, and a newly renovated



exercise room, racquet courts, all designed to enhance your living experience. Located just west of downtown, you are merely steps away from transit, offering unparalleled access to the city. The scenic river pathways and parks beckon for leisurely walks or invigorating runs, while the nearby shopping, restaurants, and entertainment venues promise a lifestyle filled with convenience and excitement. Discover the epitome of city living in this exceptional residence, where luxury meets convenience in the heart of it all. Parking stall #56 on P2 with one attached storage cabinet.

Built in 1983

Essential Information

MLS® #	A2109315
Price	\$375,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,468
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1407, 1100 8 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3T9

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Racquet Courts, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Elevator, No Animal Home, No Smoking Home, Recreation Facilities
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	28

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	April 13th, 2024
Days on Market	49
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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