

\$750,000 - 2204, 1100 8 Avenue Sw, Calgary

MLS® #A2139266

\$750,000

1 Bedroom, 2.00 Bathroom, 1,936 sqft
Residential on 0.00 Acres

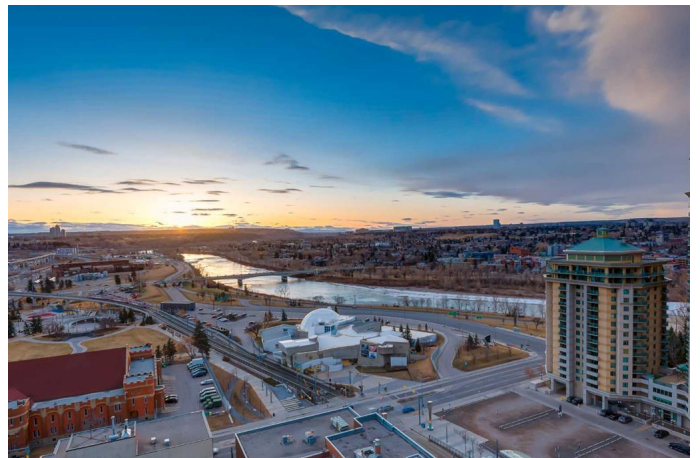
Downtown West End, Calgary, Alberta

Indulge in the epitome of opulence! This exquisite residence offers nearly 2000 sqft of lavish living space, meticulously renovated to redefine luxury living. Perched on the 22nd floor, it commands breathtaking vistas of the city skyline, tranquil river, and majestic mountains from every vantage point. No expense was spared in the transformation of this home, where sleek sophistication meets cutting-edge technology.

Step into a realm of elegance with Samsung appliances gleaming in polished black, a coveted Thermacool 300 bottle wine cooler, and the seamless integration of a Control4 Home automation system. Unwind in style with a Whynter cigar humidor and bar fridge, perfect for entertaining guests in your private enclave. Take advantage of the huge patio where you can entertain your guests and enjoy the panoramic views of the city.

Luxuriate in the sleek ambiance created by black marbled ceramic tiles and concrete quartz counters, reminiscent of elite urban retreats in global metropolises like Dubai or London. Bespoke finishes including powder-coated black metal accents, rich walnut veneer, and artisanal tile work exude an air of refinement, while a clandestine room adds an element of intrigue to this lavish sanctuary.

Immerse yourself in a world of unparalleled



comfort and convenience with an array of exclusive amenities, including 24-hour concierge service, a pristine swimming pool and rejuvenating hot tub, invigorating sauna and steam rooms, and a meticulously appointed billiard room. Stay active in the state-of-the-art exercise facilities or indulge in friendly competition on the racquet courts.

Nestled just moments from the vibrant pulse of downtown, this residence offers unrivaled access to the city's finest offerings. Unwind with leisurely strolls along scenic river pathways, indulge in culinary delights at upscale restaurants, or immerse yourself in the cultural tapestry of nearby entertainment venues. Seize the opportunity to elevate your lifestyle amidst unparalleled luxury and sophistication.

The condo comes with 2 assigned parking stalls conveniently located in the heated secured parkade. Make your private appointment to see this state-of-the-art property before it is gone.

Built in 1979

Essential Information

MLS® #	A2139266
Price	\$750,000
Sold Price	\$735,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,936
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment

Style	High-Rise (5+)
Status	Sold

Community Information

Address	2204, 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, Racquet Courts, Sauna, Spa/Hot Tub, Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Track Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Living Room
# of Stories	27

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 2nd, 2024
Days on Market	25

Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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