



GRASSROOTS
REALTY GROUP

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607, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2228144



\$315,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,129 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 1,005
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: n/a

Welcome to this beautifully maintained condo unit in a well-managed building in Calgary's vibrant West End! This spacious single-level condo features an open-concept layout that blends comfort and style — the perfect balance of urban convenience and natural serenity. The unit offers a large bedroom plus a flex room/office with a custom Murphy bed with built-in bookcases and closet — ideal for guests or working from home. A walk-in closet located at the entrance provides additional storage. Floor-to-ceiling windows bring in abundant natural light, and the building's central air conditioning system ensures year-round comfort. The bedroom features brand-new carpet (March 2025), and the north-facing balcony offers west-facing mountain views. The kitchen includes a large island with newly resurfaced epoxy marble-look countertops and built-in appliances and new dishwasher and faucet (April 2025) — perfect for everyday living or entertaining. There's a 2-piece powder room with a new vanity and sink and a 4-piece en-suite with a Jacuzzi tub and new sink. Additional features: In-suite full-size front-load washer and dryer, In-suite storage room, One assigned heated underground parking stall. Building amenities: 24-hour concierge for parcel collection, guest reception, and security; recreation: indoor swimming pool, hot tub, sauna, steam room, exercise room, billiard room, and squash court. Unbeatable location: Just steps from West Kerby C-Train Station (within the Free Fare Zone), 3-minute walk to No Frills for daily groceries; Close to Co-op, Community Natural Foods, and Amart (Asian Market); Canadian Tire and Best Buy also within walking distance; Steps to Bow River Pathway, Cowboys Park/Shaw Millennium Park, Surrounded by restaurants, cafés, pharmacies, clinics, and essential services

— with easy access to major city routes by car or public transit. This is more than a condo — it’s a lifestyle. You’ll love calling this home!