



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1207, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2258550



\$324,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,456 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Enclosed, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,333
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Storage		
Inclusions:	N/A		

This spacious, FRESHLY PAINTED, 2 bedroom, 2 bath apartment condo offers 1456 sq. ft. of comfortable living with amazing city views! Flooded with natural light, the open-concept design features a large living and dining area that leads out to your TWO private balconies. The kitchen has been updated with granite counters, stainless steel appliances, and plenty of storage—including a built in pantry & laundry room. The oversized primary suite is a true retreat with floor-to-ceiling views, a generous walk-in closet, and a private 3 piece ensuite complete with a relaxing jetted tub. The second bedroom works perfectly for guests or family, paired with a well-appointed 3 piece bath. One underground parking stall is also included. This building offers some of the best amenities downtown: indoor pool, hot tub, sauna, steam rooms, squash court, fitness facility, billiards room, and 24/7 concierge/security. The lobby and front entry just underwent a major renovation in spring 2025, giving the building a fresh new look. Step outside and you're only minutes from the Bow River pathways, Prince's Island Park, Millennium Park, the Red Mile, and Kensington. Shopping, dining, and transit are all within walking distance—making this the perfect home base for easy, urban living.