



**GRASSROOTS**  
REALTY GROUP

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2403, 1100 8 Avenue SW  
Calgary, Alberta

MLS # A2261144



**\$649,900**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,492 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Assigned, Parkade, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 2,207

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

LUXURY LIFESTYLE. Incredible inner city opportunity. Located on the 24th floor and boasting some of the BEST views downtown Calgary has to offer, this almost 2500 square foot masterpiece now awaits its new owner. Open concept plan has seen a TOTAL quality and professional renovation that will certainly impress. A welcoming foyer with custom built-ins sets the tone from the moment you step inside. The living and dining room invite maximum natural lighting throughout and boast unobstructed views of the Bow River and Rocky Mountains yet providing the privacy and comfort you would come to expect with a home of this quality. Perfect for entertaining family and guests. Dream kitchen will meet all of your expectations and comes complete with high end quartzite countertops, undermount sink, plenty of cupboard space, high end stainless steel appliances, and an eating area for the morning coffee. Spacious primary bedroom will accommodate all of your furniture with plenty of space to spare. Relax and enjoy the views from the additional bedroom retreat. Completing the primary bedroom is a luxurious 5 piece ensuite with dual sinks, custom glass shower, soaker tub, and large walk-in closet with built-ins. Inviting overnight guests? A tasteful den, with glass walls and privacy drapes, is an ideal space for the second bedroom. Large walk-in closet, private office space, and its own 3 piece bathroom are simply icing on the cake. Luxury vinyl plank flooring dominates throughout. Dedicated in suite laundry with high end washer/dryer, powder room, and additional storage complete this gorgeous creation that will surely make you proud to call this home. Central air conditioning for year round comfort. 2 side by side underground and secured parking units on the P1 level. The building itself is loaded with amenities, which include a 24 hour concierge

with newly renovated lobby, indoor pool, hot tub, fitness room, racquetball court, squash court, dedicated change rooms, along with Luxer parcel storage system. Proactive and conscientious board with extremely healthy reserve fund. This building is ideally located on the quiet residential side of downtown Calgary steps to the Bow River pathway system, free ride zone of the LRT line, grocery stores, and many restaurants and entertainment/cultural destinations. Tremendous value for luxury downtown living you would come to expect and deserve. Condos of this quality do not come onto the market often. Time to experience what Westmount Place has to offer.