



**604, 1100 8 Avenue SW  
Calgary, Alberta**

**MLS # A2304355**



**\$299,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Mixed	<b>Condo Fee:</b>	\$ 1,049
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Chandelier, Closet Organizers, French Door, Sauna, Soaking Tub, Steam Room, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Furniture Negotiable

Welcome to downtown living in Calgary's vibrant West End, where convenience, connectivity, and security come together. Located just steps from the West Kerby C-Train Station within the Free Fare Zone, commuting anywhere in the city is effortless. Whether you're heading to work, meeting friends, or exploring downtown, transit access doesn't get more convenient than this. This fully furnished, move-in-ready one-bedroom plus den condo on the sixth floor offers comfortable urban living in a secure, professionally managed building with 24-hour concierge service. From parcel collection to guest reception and building security, residents enjoy peace of mind every day. The building's clean, well-maintained common areas reflect strong pride of ownership and attentive management. The surrounding neighbourhood offers the perfect balance of downtown energy and natural green space. You're just steps from the Bow River pathway system, Shaw Millennium Park, grocery stores, cafes, restaurants, pharmacies, and everyday essentials. With easy vehicle access to major routes and public transit at your doorstep, this location is ideal for professionals, first-time buyers, or investors. Inside, the home features brand new hardwood flooring, fresh neutral paint, and an open-concept layout designed for modern living. The kitchen includes maple cabinetry, granite countertops, and quality finishes, while the bedroom offers a walk-in closet with custom organizers. The den provides flexible workspace or guest space, and the bathroom features a jetted tub for a relaxing, spa-like experience. Residents also enjoy resort-style amenities, including an indoor pool, hot tub, sauna, steam room, fitness centre, racquet courts, and billiards room. Secure, connected, and perfectly located — this is inner-city living made easy.