



GRASSROOTS
REALTY GROUP

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

1204, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2125795



\$415,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,184 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,114
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer

Welcome to urban living at its finest in downtown Calgary's vibrant West End! This stunning corner unit boasts breathtaking views of the majestic river and picturesque mountains, offering a truly unparalleled living experience. This 2-bedroom, 2-bathroom apartment is a masterpiece of modern design, featuring a spacious layout that seamlessly blends style and functionality. The open-concept living area is flooded with natural light, creating a warm and inviting atmosphere that is perfect for entertaining guests or simply relaxing after a long day. The kitchen has been beautifully renovated with high-end finishes and top-of-the-line appliances, making it a chef's dream. The bedrooms are generously sized, offering plenty of space for rest and relaxation, while the bathrooms have been luxuriously appointed with modern fixtures and finishes. Residents of this exquisite building enjoy access to a range of amenities, including a swimming pool and a gym, perfect for those looking to stay active and healthy. WITH UNDERGROUND PARKING. With its prime location in downtown Calgary, this property is just steps away from all the amenities you could ever need, including shops, restaurants, parks, and more. Don't miss your chance to own this incredible property in one of Calgary's most sought-after neighbourhood.