



**2703, 1100 8 Avenue SW
Calgary, Alberta**

MLS # A2135592



\$769,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	2,443 sq.ft.	Age:	1983 (41 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	0.11 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 2,054
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator		

Inclusions: N/A

Imagine waking up to breathtaking views of the Bow River and the majestic Rocky Mountains each morning! This fully renovated 27th-floor sub-penthouse condo in Calgary's Downtown West End offers just that. With floor-to-ceiling windows, you can enjoy stunning views from the comfort of your own home. This luxurious 2442 sq. ft. 2-bedroom apartment features a modern kitchen with high-end appliances, including two built-in stoves and a microwave. The kitchen's design is efficient and follows the "Chef's Triangle" concept for easy meal preparation. The grand kitchen island is perfect for hosting up to six guests and provides ample drawer space for all your culinary essentials. The dining area is just off the kitchen, where you can enjoy the breathtaking views of downtown Calgary while having your meals. The living room features an open flame ethanol fireplace as its centerpiece, and just off the living room is the sunroom, where you can relax and watch the sunset behind the Rocky Mountains. The primary bedroom offers plenty of space and has a great view of the mountains and Bow River. This bedroom also features a large walk-in closet and a four-piece ensuite bathroom with a spacious walk-in shower with a pebble stone floor. The second bedroom also enjoys the same views and has a four-piece ensuite and a large walk-in closet. For your convenience, this apartment comes with a generous storage room, a 2-piece powder room, and a dedicated laundry space. It also includes two parking stalls, with the flexibility to accommodate a motorcycle or extra storage at the end. Residents of this building enjoy the services of a full-time, 24/7 concierge and exclusive access to a well-equipped gym, a pool, spa, steam room, sauna, and squash courts. The location of this property is unbeatable, with easy access to Prince's Island Park, the iconic Red Mile, and

Kensington, all just a short stroll away. This is a must-see property for anyone looking for a luxury condo with stunning views in a prime location in Calgary.