



**2402, 1100 8 Avenue SW
Calgary, Alberta**

MLS # A2151282



\$425,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,994 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,796
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters		

Inclusions: N/A

Welcome to downtown living at its finest! Presenting a stunning condo located at 1100 8 Avenue SW—a property that epitomizes comfort, convenience, and style. This residence spans over 2,000 square feet of custom design and unique finishes, promising an unrivaled living experience. As you step into this remarkable condo on the 24th floor, you’ll immediately notice the open feel and see the floor to ceiling windows. The kitchen features custom cabinetry complemented by quartz countertops and Stainless steel appliances—a culinary haven perfect for even the most discerning chef. The vistas from this property are nothing short of spectacular. Every window frames scenic views—be it the glittering cityscape, or the breathtaking peek thru mountain ranges. Enjoy cozy evenings beside the charming wood-burning gas-fed fireplace, while large windows throughout the home welcome an abundance of natural light, creating a warm and airy atmosphere. The primary bedroom serves as a private sanctuary featuring a nook to be used as a reading area or an office, an en-suite bathroom with two spacious vanities, and a wonderful jetted soaker tub and separate shower. The second bathroom treats guests with a luxurious steam shower and access to the laundry room and the primary en-suite. Practicality meets indulgence with two dedicated parking spots, ensuring convenience and security for your vehicles. Let’s talk amenities, Relax and rejuvenate in the hot tub or take a dip in the indoor pool. For those with an active lifestyle, a well-equipped gym and racquet courts are at your disposal as well as a pool table. The condo’s prime location is a nature lover’s dream, with the Bow River nearby offering idyllic walks and serene escapes. Additionally, a plethora of Calgary’s finest dining

options await you just moments away along with the LRT. Don't let this exceptional chance to own a piece of the downtown lifestyle in the heart of Calgary slip away. Schedule a viewing today and experience the epitome of sophisticated urban living firsthand.