

# \$374,900 - 608, 1100 8 Avenue Sw, Calgary

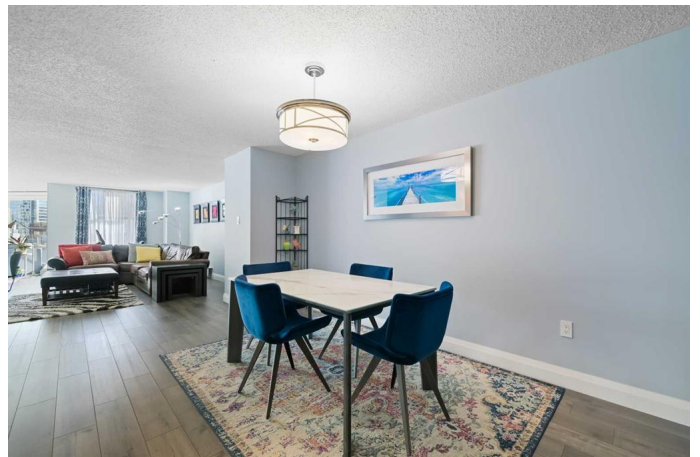
MLS® #A2189221

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,855 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to urban living at its finest in the heart of downtown Calgary! This oversized, single-level apartment offers an expansive, open-concept layout that seamlessly blends comfort and style. Perfectly situated in one of the city's most vibrant neighborhoods, this 2-bedroom, 2-bathroom unit is an ideal retreat for young professionals or those looking to downsize without compromising on space or luxury. From the moment you step inside, you'll be greeted by the warmth of recently upgraded luxury vinyl plank flooring that extends throughout the home, giving it a modern yet cozy feel. The expansive windows flood the space with natural light, creating an inviting atmosphere while offering stunning views of Calgary's downtown skyline. Whether you're enjoying a quiet evening at home or entertaining guests, the breathtaking cityscape becomes the perfect backdrop. The spacious living and dining areas flow effortlessly into the sleek, contemporary kitchen, making it easy to host dinners or casual gatherings. Each of the two generous-sized bedrooms provides ample space for relaxation, with the master suite featuring an ensuite bathroom for added convenience. Both bathrooms are elegantly designed, offering a spa-like retreat with high-end finishes. But the luxury doesn't stop at your front door. This building boasts an impressive array of amenities that elevate your living experience to new heights. Take a refreshing dip in the indoor pool, unwind in the hot tub, or relax in the sauna after a long day.



For the fitness enthusiasts, there's a squash/racquetball court and a well-equipped games room for more leisurely activities. With 24-hour security and concierge services, you can enjoy peace of mind knowing that your comfort and safety are always a top priority. As an added bonus, this unit includes two side-by-side underground heated parking stalls, so you never have to worry about finding a parking spot or braving the elements during Calgary's colder months. With its unbeatable location and world-class amenities, this apartment offers the ultimate in downtown Calgary living. Whether you're seeking convenience, comfort, or an active lifestyle, this home is perfectly suited to meet all your needs. Don't miss your opportunity to live in one of Calgary's most sought-after communities! Seller agrees to pay the first 3 months of condominium fee after possession!

Built in 1979

### Essential Information

MLS® #	A2189221
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,855
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	608, 1100 8 Avenue Sw
Subdivision	Downtown West End
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 3T9

### **Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Game Court Interior, Indoor Pool, Racquet Courts, Sauna, Service Elevator(s), Spa/Hot Tub
Parking Spaces	2
Parking	Heated Garage, Insulated, Parkade, Covered, Leased, Paved

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, None
Cooling	Central Air
# of Stories	27

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, Private, Yard Lights
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	DC

### **Listing Details**

Listing Office	Greater Property Group
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