

**2403, 1100 8 Avenue SW  
Calgary, Alberta**

**MLS # A2225343**



**\$699,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown West End                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 2,481 sq.ft.                       | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Assigned, Parkade, Underground     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |             |                   |          |
|--------------------|-------------|-------------------|----------|
| <b>Heating:</b>    | Hot Water   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -           | <b>Condo Fee:</b> | \$ 2,207 |
| <b>Basement:</b>   | -           | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick       | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -           | <b>Utilities:</b> | -        |

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** drapes in den, 48" tv and bracket in primary bedroom, wall mounted bookshelves in dining room

Sellers have arranged, at their expense, to have the condo fees reduced by \$708 per month for 5 years, effectively reducing the current fees to \$1,499 per month. Welcome to this masterfully renovated 24th-floor residence, offering nearly 2,500 sq. ft. of sophisticated urban living with panoramic views of the Bow River and Rocky Mountains. Every inch of this unit has been meticulously redesigned with high-end finishes and modern conveniences, creating a one-of-a-kind living experience in one of Calgary's premier buildings. Step inside to find herringbone luxury vinyl plank flooring with acoustic dampening underlay throughout, enhancing both comfort and style. The entire unit features brand-new plumbing fixtures, supply lines, electrical panel and wiring. The chef's kitchen is a masterpiece, boasting a 64" wide Electrolux fridge/freezer, Jenn-Air induction cooktop, built-in oven and microwave, and a full-height Sub-Zero wine fridge all seamlessly integrated into custom high-gloss cabinetry with press-to-open & close doors. A stunning quartzite waterfall countertop and subway tile backsplash complete the sleek and modern aesthetic. The spacious living room is designed for both comfort and entertaining with breathtaking floor-to-ceiling views and an elegant seating area. The luxurious primary bedroom features a cozy reading nook overlooking the Bow River, a 5-piece spa-like en-suite with a dual vanity, custom glass shower, soaker tub, and a walk-in closet with custom organizers. Enclosed by custom glass walls, the den is currently being used as a second bedroom, offering a walk-in closet, office space, and a private 3-piece bathroom. Custom drapes provide added privacy. A powder room, storage room, and in-suite laundry closet with a washer and dryer complete this stunning unit. This unit comes with two side-by-side parking stalls and a storage

locker, while the building offers amazing amenities, including: Indoor Pool & Hot Tub, Sauna & Fitness Room, Squash & Racquetball Courts, Billiards Room and 24-Hour Concierge & Security. Situated in the heart of downtown, you are just steps away from groceries, shops, Millennium Park, the Bow River, restaurants and public transit.