

**1204, 1100 8 Avenue SW
Calgary, Alberta**

MLS # A2211903



\$349,999

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,198 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,114
Basement:	-	LLD:	-
Exterior:	Brick, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Quartz Counters, See Remarks, Storage		

Inclusions: n/a

Experience the best of urban living in Calgary's vibrant West End! This exceptional corner unit offers breathtaking views of the river and mountains, delivering an unparalleled living experience. With 2 spacious bedrooms and 2 modern bathrooms, this apartment showcases contemporary design at its finest. The open concept living space is bathed in natural light, creating an inviting atmosphere perfect for both entertaining and unwinding. The kitchen has been expertly renovated with high-end finishes and premium appliances, ideal for any home chef. The generous bedrooms provide a serene retreat, while the bathrooms feature sleek, modern fixtures. The building includes 24 hours security, front desk help services and sitting area. Residents enjoy access to a variety of amenities, including a swimming pool, gym, steam room, sauna, and two recreational rooms for squash and other activities. The unit also includes underground parking for added convenience. Located in the heart of downtown Calgary, this property places you just steps away from coffee shops, restaurants, parks, and all the conveniences you need. Don't miss the opportunity to own this incredible home in one of Calgary's most desirable neighborhoods.