

\$450,000 - 2201, 1100 8 Avenue Sw, Calgary

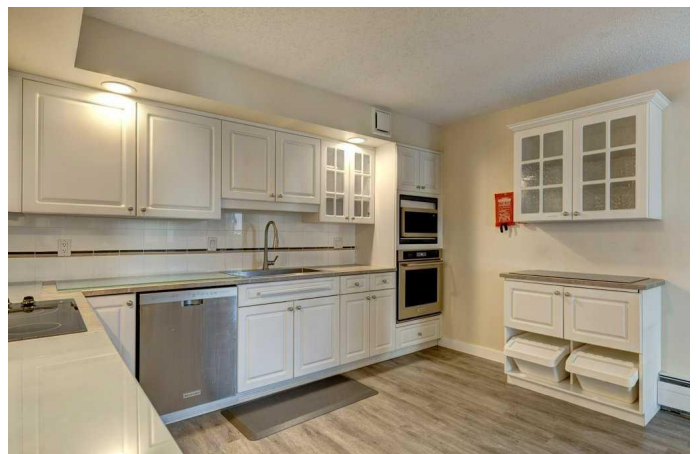
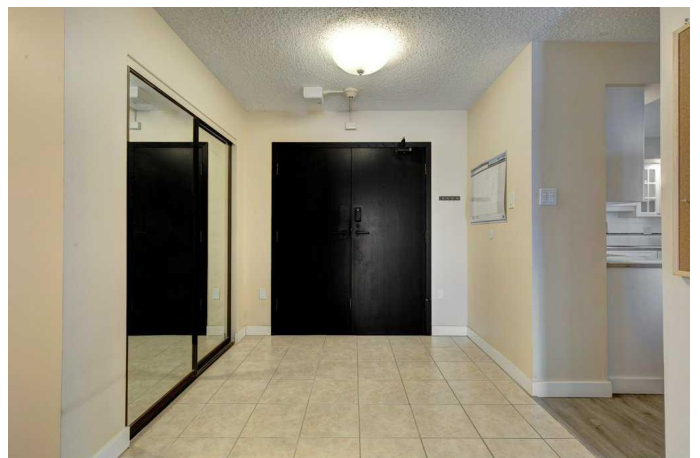
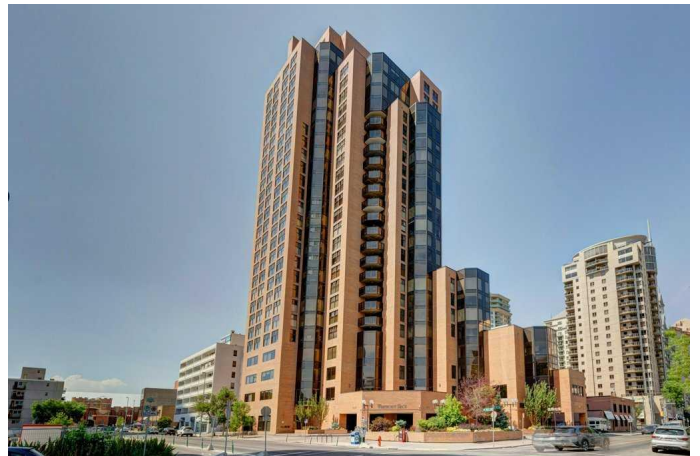
MLS® #A2179841

\$450,000

2 Bedroom, 2.00 Bathroom, 2,007 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Location, location, location! just steps from the Bow River parks and pathways. This expansive three bedroom/two-bedroom plus den apartment spans over 2000 square feet and features a spacious open floor plan with floor-to-ceiling windows that flood the space with natural light and offer breathtaking views of Calgary's gorgeous skyline. Enjoy A/C, vinyl plank flooring, and a cozy wood-burning fireplace with gas assist. The kitchen features a built-in oven and microwave, countertop stove, plenty of gorgeous white cabinets, expansive countertops, S/S appliances and leads to a great sized dining room that is big enough to fit the whole family. The large primary suite boasts its own 3 pce ensuite bathroom. The second bedroom is a good size, providing privacy and convenience for guests. Work from home in your large office with plenty of windows and natural light or convert that space into a third bedroom. Additional highlights include a handicap-accessible shower, a giant tiled foyer, ample storage, 4 pc bathroom and two underground heated parking stalls. Step outside to one of the two balconies, complete with new pavers, to enjoy unparalleled views of downtown Calgary and the Rocky Mountains. The building's exceptional amenities include a gym, racquet courts, steam room, pool, hot tub, sauna, billiards room, and 24-hour concierge service. Experience luxury living in this remarkable apartment at Westmount Place, where



stunning views, modern amenities, and the convenience of downtown living come together to create an unparalleled urban lifestyle.

Built in 1979

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2179841 |
| Price | \$450,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,007 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | High-Rise (5+) |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2201, 1100 8 Avenue Sw |
| Subdivision | Downtown West End |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 3T9 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Visitor Parking, Fitness Center, Pool, Party Room, Racquet Courts, Recreation Room, Sauna, Spa/Hot Tub |
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Central Vacuum |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Central Air Conditioner, Washer/Dryer |
| Heating | Natural Gas, Central, Hot Water |

| | |
|-----------------|--------------|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| # of Stories | 28 |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony |
| Roof | Rubber, Tar/Gravel |
| Construction | Concrete, Brick |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 18th, 2024 |
| Days on Market | 152 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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