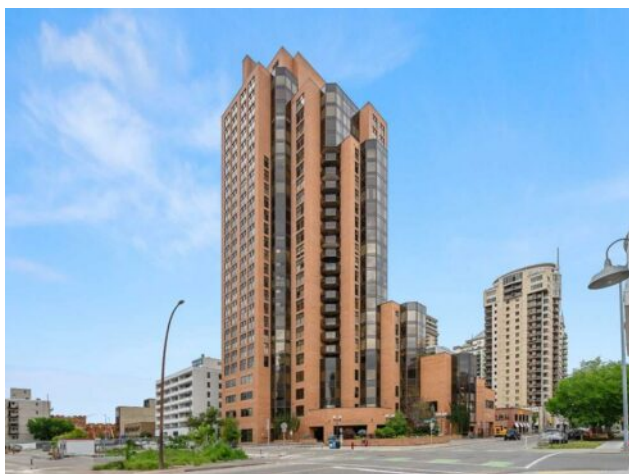


706, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2226171



\$319,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Downtown West End | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,117 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Enclosed, Parkade, Secured, See Remarks, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Hot Water, See Remarks | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,027 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: N/A

Create the downtown lifestyle of your dreams! Begin by making this 1,100 sq ft, one-bedroom condo your home. The spaciousness and functionality come to your attention as soon as you walk in the door. The kitchen has been completely updated with custom built cabinets featuring spice racks, recycling bins, granite countertops and stainless-steel appliances. Plenty of countertops for those who love to cook or order in. This condo has tons of storage to effectively hold all your belongings so you can create an organized and easy to keep home. Off the kitchen is the open concept space with room for dining, a conversational area, sectional TV area and office area. Perfect for enjoying your time at home or entertaining. The natural light from the floor to ceiling windows and the picturesque landscape view that showcases the river valley, mountains and city is yours to enjoy every day. Down the hall is a half bath, a storage room and laundry room. The primary suite is your own private sanctuary. It features a spa-like bathroom, two separate closets, and a custom-made, built-in storage/entertainment center with bookshelves and space for a TV or your personal decor. Retreat at the end of the day into this tranquil space to enjoy your favorite book or tv show. Room darkening Hunter Douglas blinds will help ensure a good night's sleep. Both the open space and the bedroom have sliding doors out to the large balcony. A few comfortable chairs, a table and barbeque transform this space into an additional place to relax or entertain. It is a great place to enjoy the view or sit and watch the world go by. The condo is air-conditioned and soundproof and comes with an assigned underground parking stall and a storage unit. Many residents chose this building for the condo sizes and its amenities; 24 hr. concierge/security service, swimming pool/hot tub/sauna/steam rooms, squash &

racquetball courts, exercise room and billiards which are all included in the condo fees. The current Board is well managed and committed to making this building a great place to live and invest in. Westmount Place has an excellent location. Close to bicycle/walking paths, parks, groceries, shopping, restaurants, coffee shops, wellness services and businesses. Everything you could want right outside your door plus easy access in and out of downtown. C-train is less than one block away and is free within the city core. Downtown West End has many upcoming projects to make it a vibrant community and one of Calgary's best neighborhoods to live in. This is a perfect time to buy in the downtown community. The size of this condo offers comfortable living and exceptional value. Call your favorite realtor to view.