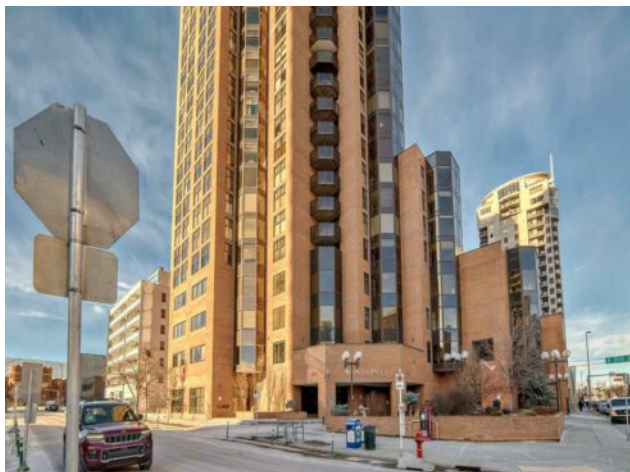


1204, 1100 8 Avenue SW  
Calgary, Alberta

MLS # A2211903



# \$349,999

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,114
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.