

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

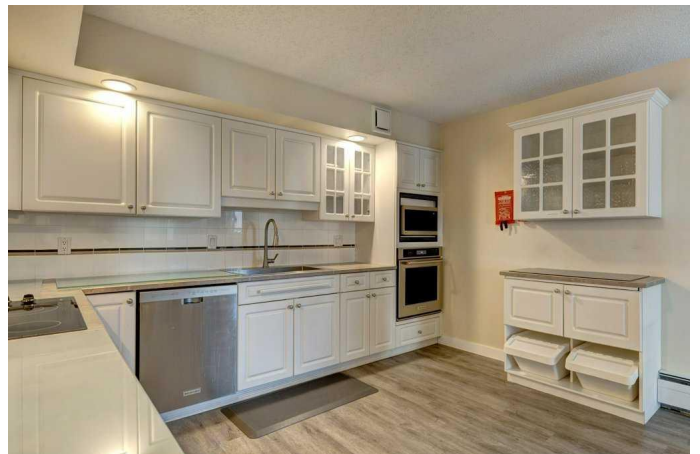
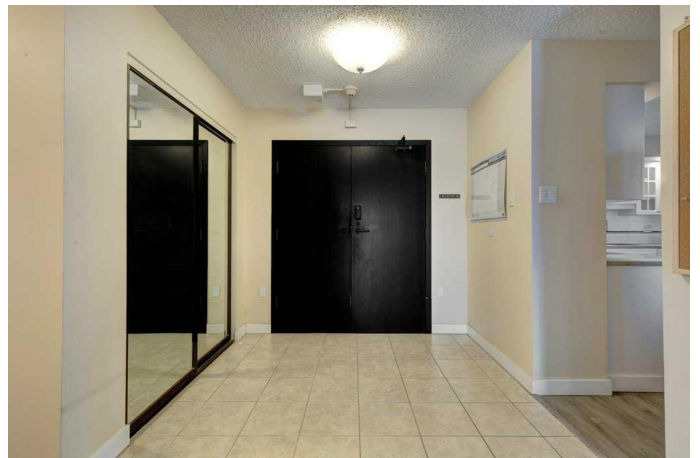
MLS® #A2179841

## \$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
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.