

# \$699,900 - 2403, 1100 8 Avenue Sw, Calgary

MLS® #A2225343

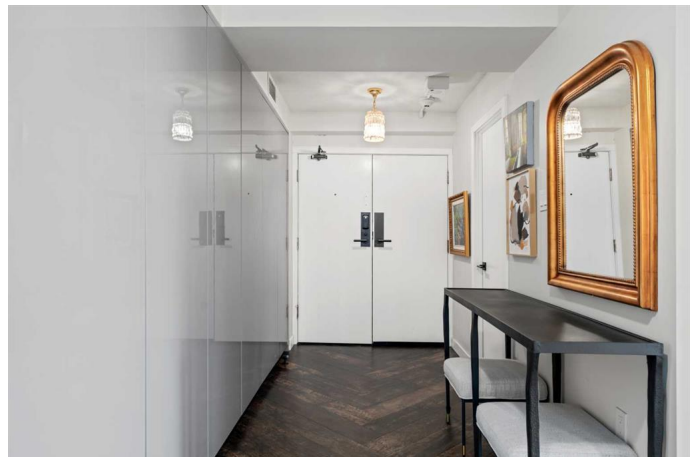
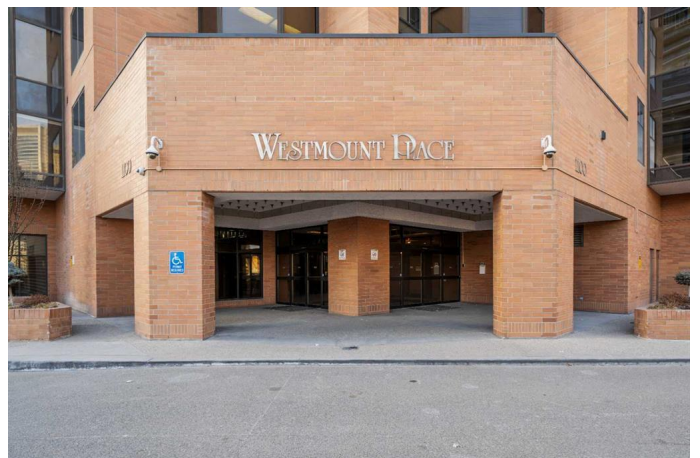
**\$699,900**

1 Bedroom, 3.00 Bathroom, 2,481 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Sellers have arranged, at their expense, to have the condo fees reduced by \$708 per month for 5 years, effectively reducing the current fees to \$1,499 per month.

Welcome to this masterfully renovated 24th-floor residence, offering nearly 2,500 sq. ft. of sophisticated urban living with panoramic views of the Bow River and Rocky Mountains. Every inch of this unit has been meticulously redesigned with high-end finishes and modern conveniences, creating a one-of-a-kind living experience in one of Calgary's premier buildings. Step inside to find herringbone luxury vinyl plank flooring with acoustic dampening underlay throughout, enhancing both comfort and style. The entire unit features brand-new plumbing fixtures, supply lines, electrical panel and wiring. The chef's kitchen is a masterpiece, boasting a 64" wide Electrolux fridge/freezer, Jenn-Air induction cooktop, built-in oven and microwave, and a full-height Sub-Zero wine fridge all seamlessly integrated into custom high-gloss cabinetry with press-to-open & close doors. A stunning quartzite waterfall countertop and subway tile backsplash complete the sleek and modern aesthetic. The spacious living room is designed for both comfort and entertaining with breathtaking floor-to-ceiling views and an elegant seating area. The luxurious primary bedroom features a cozy reading nook overlooking the Bow River, a 5-piece spa-like en-suite with a dual vanity, custom glass



shower, soaker tub, and a walk-in closet with custom organizers. Enclosed by custom glass walls, the den is currently being used as a second bedroom, offering a walk-in closet, office space, and a private 3-piece bathroom.

Custom drapes provide added privacy. A powder room, storage room, and in-suite laundry closet with a washer and dryer complete this stunning unit. This unit comes with two side-by-side parking stalls and a storage locker, while the building offers amazing amenities, including: Indoor Pool & Hot Tub, Sauna & Fitness Room, Squash & Racquetball Courts, Billiards Room and 24-Hour Concierge & Security. Situated in the heart of downtown, you are just steps away from groceries, shops, Millennium Park, the Bow River, restaurants and public transit.

Built in 1979

**Essential Information**

MLS® #	A2225343
Price	\$699,900
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,481
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2403, 1100 8 Avenue Sw
Subdivision	Downtown West End

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3T9

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Game Court Interior, Indoor Pool, Racquet Courts, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Underground, Assigned, Parkade

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bookcases
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Induction Cooktop
Heating	Hot Water
Cooling	Central Air
# of Stories	26

### Exterior

Exterior Features	None
Construction	Brick

### Additional Information

Date Listed	May 30th, 2025
Days on Market	54
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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