

# \$649,900 - 2403, 1100 8 Avenue Sw, Calgary

MLS® #A2261144

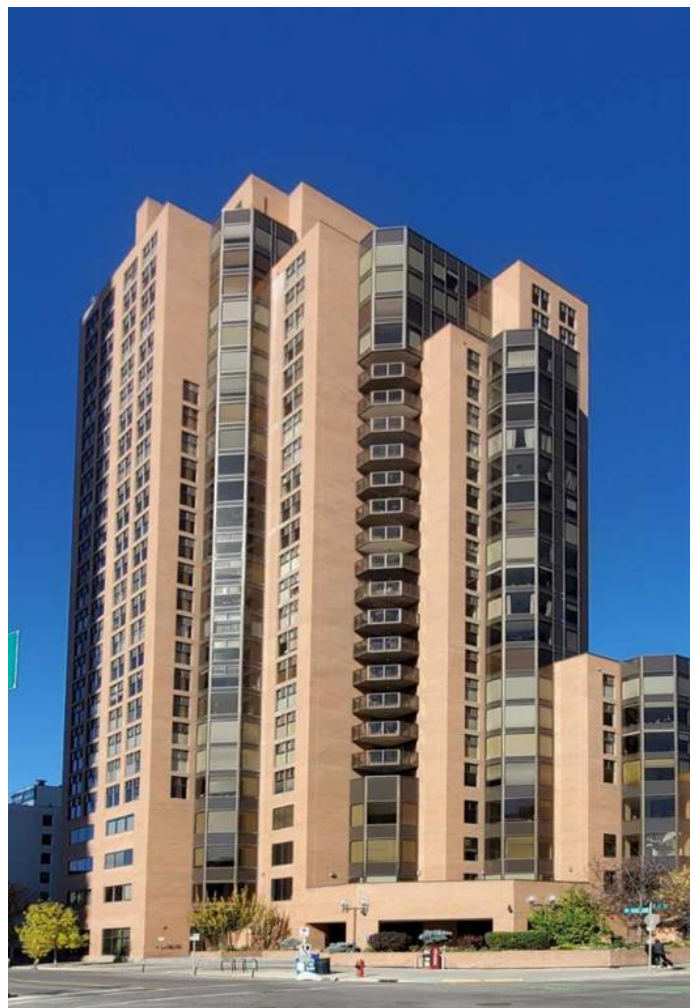
**\$649,900**

1 Bedroom, 3.00 Bathroom, 2,492 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

LUXURY LIFESTYLE. Incredible inner city opportunity. Located on the 24th floor and boasting some of the BEST views downtown Calgary has to offer, this almost 2500 square foot masterpiece now awaits its new owner. Open concept plan has seen a TOTAL quality and professional renovation that will certainly impress. A welcoming foyer with custom built-ins sets the tone from the moment you step inside. The living and dining room invite maximum natural lighting throughout and boast unobstructed views of the Bow River and Rocky Mountains yet providing the privacy and comfort you would come to expect with a home of this quality. Perfect for entertaining family and guests. Dream kitchen will meet all of your expectations and comes complete with high end quartzite countertops, undermount sink, plenty of cupboard space, high end stainless steel appliances, and an eating area for the morning coffee. Spacious primary bedroom will accommodate all of your furniture with plenty of space to spare. Relax and enjoy the views from the additional bedroom retreat. Completing the primary bedroom is a luxurious 5 piece ensuite with dual sinks, custom glass shower, soaker tub, and large walk-in closet with built-ins. Inviting overnight guests? A tasteful den, with glass walls and privacy drapes, is an ideal space for the second bedroom. Large walk-in closet, private office space, and its own 3 piece bathroom are simply icing on the cake. Luxury vinyl plank flooring dominates throughout. Dedicated in



suite laundry with high end washer/dryer, powder room, and additional storage complete this gorgeous creation that will surely make you proud to call this home. Central air conditioning for year round comfort. 2 side by side underground and secured parking units on the P1 level. The building itself is loaded with amenities, which include a 24 hour concierge with newly renovated lobby, indoor pool, hot tub, fitness room, racquetball court, squash court, dedicated change rooms, along with Luxer parcel storage system. Proactive and conscientious board with extremely healthy reserve fund. This building is ideally located on the quiet residential side of downtown Calgary steps to the Bow River pathway system, free ride zone of the LRT line, grocery stores, and many restaurants and entertainment/cultural destinations. Tremendous value for luxury downtown living you would come to expect and deserve. Condos of this quality do not come onto the market often. Time to experience what Westmount Place has to offer.

Built in 1979

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261144          |
| Price          | \$649,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,492             |
| 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, Game Court Interior, Indoor Pool, Parking, Party Room, Racquet Courts, Spa/Hot Tub, Recreation Room |
| Parking Spaces | 2                                                                                                                                |
| Parking        | Assigned, Parkade, Underground, Side By Side                                                                                     |

## Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, 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           | Baseboard                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                              |
| # of Stories      | 26                                                                                                                                                                                                       |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Construction      | Brick |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 4                 |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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