

# \$315,000 - 607, 1100 8 Avenue Sw, Calgary

MLS® #A2228144

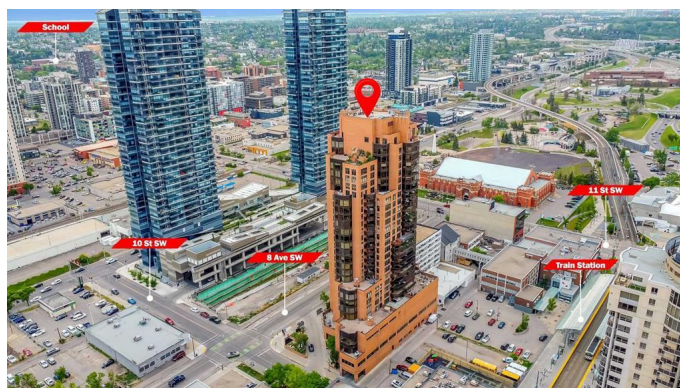
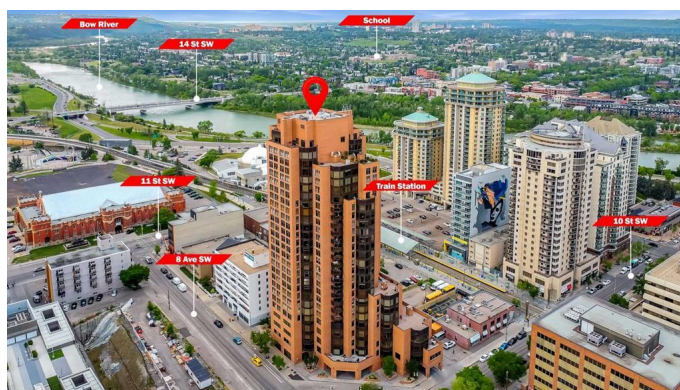
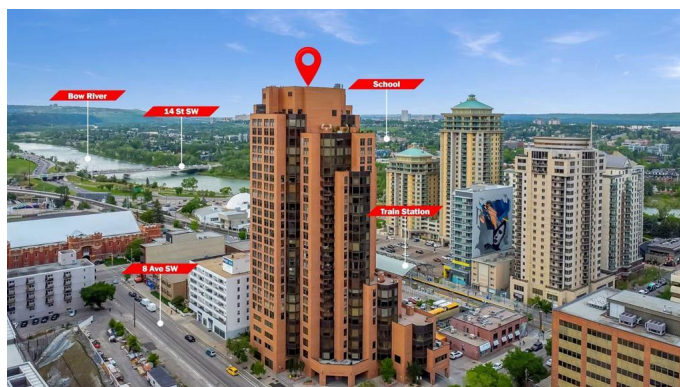
**\$315,000**

1 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this beautifully maintained condo unit in a well-managed building in Calgary's vibrant West End! This spacious single-level condo features an open-concept layout that blends comfort and style – the perfect balance of urban convenience and natural serenity. The unit offers a large bedroom plus a flex room/office with a custom Murphy bed with built-in bookcases and closet – ideal for guests or working from home. A walk-in closet located at the entrance provides additional storage. Floor-to-ceiling windows bring in abundant natural light, and the building's central air conditioning system ensures year-round comfort. The bedroom features brand-new carpet (March 2025), and the north-facing balcony offers west-facing mountain views. The kitchen includes a large island with newly resurfaced epoxy marble-look countertops and built-in appliances and new dishwasher and faucet (April 2025) – perfect for everyday living or entertaining. There's a 2-piece powder room with a new vanity and sink and a 4-piece en-suite with a Jacuzzi tub and new sink. Additional features: In-suite full-size front-load washer and dryer, In-suite storage room, One assigned heated underground parking stall. Building amenities: 24-hour concierge for parcel collection, guest reception, and security; recreation: indoor swimming pool, hot tub, sauna, steam room, exercise room, billiard room, and squash court. Unbeatable location: Just steps from West



Kerby C-Train Station (within the Free Fare Zone), 3-minute walk to No Frills for daily groceries; Close to Co-op, Community Natural Foods, and Amart (Asian Market); Canadian Tire and Best Buy also within walking distance; Steps to Bow River Pathway, Cowboys Park/Shaw Millennium Park, Surrounded by restaurants, caf  s, pharmacies, clinics, and essential services â   with easy access to major city routes by car or public transit. This is more than a condo â   itâ  s a lifestyle. Youâ  ll love calling this home!

Built in 1979

### Essential Information

MLS�� #	A2228144
Price	\$315,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	607, 1100 8 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3T9

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Other, Parking, Racquet
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	Courts, Sauna, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	27

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	16
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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