

905, 1100 8 Avenue SW  
Calgary, Alberta

MLS # A2176610



## \$329,000

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,114
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Recessed Lighting, Soaking Tub		

**Inclusions:** None

Located in the heart of the city, this updated bright & spacious 2 bedroom, 2 full bath condo offers over 1200 sq ft of living space & PANORAMIC NW VIEWS! The open plan presents laminate floors & an abundance of natural light, showcasing the living & dining areas with balcony access, plus the lovely, kitchen that's tastefully finished with a cut out wall & casual eating bar, crisp white cupboards with black pulls, plenty of counter space plus contrasting black appliance package. The sizable primary bedroom has balcony access & features ample closet space & a private 4 piece ensuite. A second bedroom & 3 piece bath are perfect for guests. Completing this unit is in-suite laundry with full size washer & dryer, storage room & one assigned underground parking stall with storage cabinet in the parking space. Building amenities include a swimming pool, hot tub, sauna, squash court, exercise room, billiard room & concierge service. The central location can't be beat & close to Bow River pathways, Millenium Park, shopping, restaurants & public transit.