

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

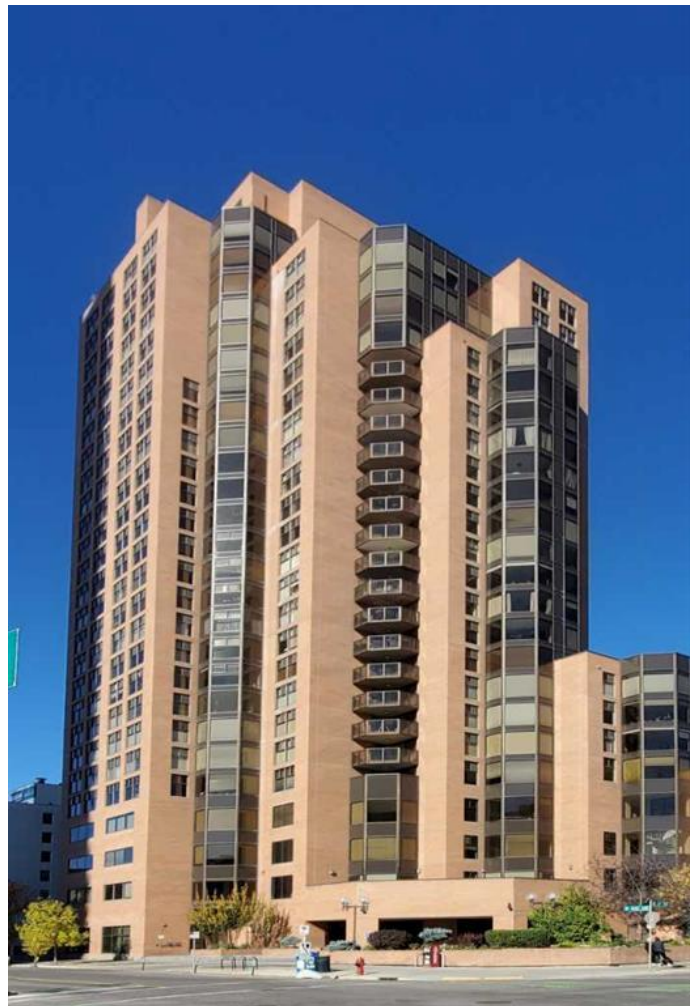
MLS® #A2261144

\$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.

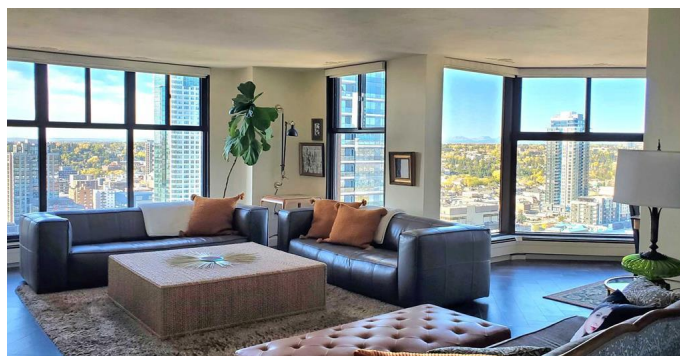
Built in 1979

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, Indoor Pool, Parking, Party Room, Recreation Room, Game Court Interior, Racquet Courts, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Parkade, Underground, Side By Side

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Double Vanity
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	12
Zoning	DC (pre 1P2007)

Listing Details

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

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.