# \$315,000 - 604, 1100 8 Avenue Sw, Calgary

MLS® #A2234441

### \$315,000

1 Bedroom, 2.00 Bathroom, 1,092 sqft Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

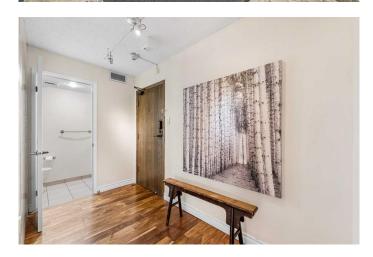
OPEN HOUSE: Saturday 19th & Sunday 20h 2-5pm! Fully Furnished, Move In Ready, 6 floor unit in downtown's Trendy West End!!!! This beautifully updated one-bedroom plus den condo offers the perfect balance of urban convenience and natural serenity, located just steps away from the West Kerby C-Train Station (within the Free Fare Zone) and a short walk to restaurants, cafés, shops, and essential services. With over \$20,000 in custom built-ins and high-end finishes, this home is designed for both comfort and style. This home features BRAND NEW luxury vinyl plank (LVP) flooring throughout, offering both durability and modern appeal. Fresh, neutral paint enhances every room, creating a bright, clean, and move-in-ready space that's perfect for any décor.

The home offers an open floor plan feature throughout, with a stunning kitchen complete with maple cabinets, granite countertops, and an underhung Blanco sink. The main bath is updated with a jetted tub featuring light therapy and a multi-jet shower for a truly relaxing experience. The spacious bedroom includes a large walk-in closet with custom organizers, and there is ample storage space in the front hall closet. Additional storage is conveniently located in front of the underground parking stall.

The building offers exceptional amenities, including 24-hour concierge service for parcel collection, guest reception, and security. Enjoy the recreational facilities, which include an







indoor swimming pool, hot tub, sauna, steam room, exercise room, billiards room, and racquet courts.

The location is unbeatableâ€"just a 3-minute walk to No Frills for daily groceries, and close to Co-op, Community Natural Foods and more. You're steps away from the Bow River Pathway and Cowboys Park/Shaw Millennium Park, surrounded by a variety of restaurants, pharmacies, clinics, and other essential services. Easy access to major city routes by car or public transit makes commuting a breeze.

This isn't just a condoâ€"it's a lifestyle. Enjoy the best of inner-city living with all the amenities you could ever need at your doorstep.

Built in 1979

#### **Essential Information**

MLS® # A2234441 Price \$315,000

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,092 Acres 0.00 Year Built 1979

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 604, 1100 8 Avenue Sw

Subdivision Downtown West End

City Calgary
County Calgary

Province Alberta
Postal Code T2P 3T9

#### **Amenities**

Amenities Fitness Center, Indoor Pool, Recreation Room, Secured Parking,

Spa/Hot Tub, Workshop, Racquet Courts, Sauna, Service Elevator(s)

Parking Spaces 1

Parking Underground

# of Garages 1

Has Pool Yes

#### Interior

Interior Features Chandelier, Granite Counters, Jetted Tub, Open Floorplan, Recreation

Facilities, Soaking Tub, Walk-In Closet(s), Sauna, Steam Room

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Central Air

# of Stories 29

#### **Exterior**

Exterior Features Lighting

Roof Shingle, Tar/Gravel

Construction Brick, Concrete

#### Additional Information

Date Listed June 26th, 2025

Days on Market 22

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.