$745,000 - 2403, 1100 8 Avenue Sw, Calgary

MLS® #A2191342

$745,000

1 Bedroom, 3.00 Bathroom, 2,481 sqft
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to this masterfully renovated 24th-floor residence, offering nearly 2,500 sq. ft. of sophisticated urban living with panoramic views of the Bow River and Rocky Mountains. Every inch of this unit has been meticulously redesigned with high-end finishes and modern conveniences, creating a one-of-a-kind living experience in one of Calgarys premier buildings. Step inside to find herringbone luxury vinyl plank flooring with acoustic dampening underlay throughout, enhancing both comfort and style. The entire unit features brand-new plumbing fixtures, supply lines, electrical panel, and wiring, complemented by a curated selection of new and antique light fixtures.

The chefs kitchen is a masterpiece, boasting a 64" wide Electrolux fridge/freezer, Jenn-Air induction cooktop, built-in oven and microwave, and a full-height Sub-Zero wine fridge all seamlessly integrated into custom high-gloss cabinetry with press-to-open/press-to-close doors. A stunning quartzite waterfall countertop and subway tile backsplash complete the sleek and modern aesthetic.

The spacious living room is designed for both comfort and entertaining, with breathtaking floor-to-ceiling views and an elegant seating area. The formal dining room includes custom built-in shelving, perfect for displaying art or fine glassware.

The luxurious primary bedroom features a cozy reading nook overlooking the Bow River,

a 5-piece spa-like en-suite with a dual vanity, custom glass shower, soaker tub, and a walk-in closet with custom organizers.

Enclosed by custom glass walls, the den is currently being used as a second bedroom, offering a walk-in closet, office space, and a private 3-piece bathroom. Custom drapes provide added privacy.

A powder room, storage room, and in-suite laundry closet with a Maytag washer and dryer complete this stunning unit.

This unit comes with two side-by-side parking stalls and a storage locker, while the building offers amazing amenities, including: Indoor Pool & Hot Tub, Sauna & Fitness Room, Squash & Racquetball Courts, Billiards Room and 24-Hour Concierge & Security.

Situated in the heart of downtown, you are just steps away from groceries, shops, Millennium Park, the Bow River, restaurants, and public transit.

Built in 1979

Essential Information

MLS® #	A2191342
Price	$745,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,481
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
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, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	None
Construction	Brick

Additional Information

Date Listed	January 31st, 2025
Days on Market	95
Zoning	DC

Listing Details

Listing Office	RE/MAX First