

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

MLS® #A2228144

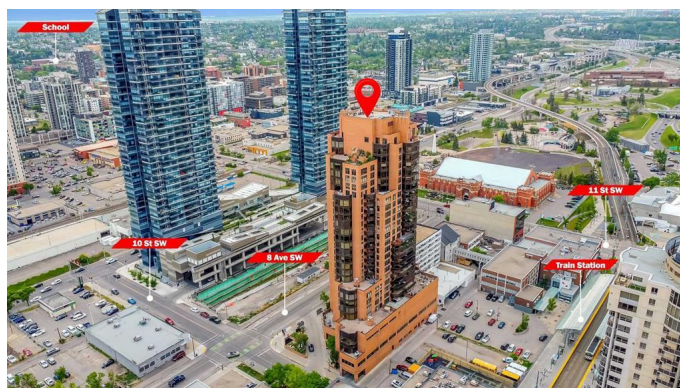
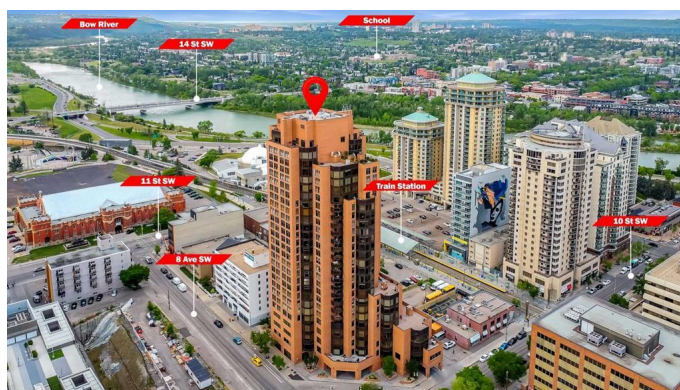
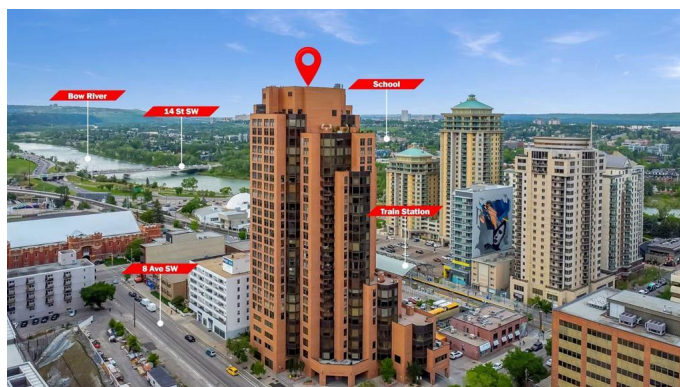
\$315,000

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
-----------	---

	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	15
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR 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.