



1100 8 Avenue Calgary Alberta

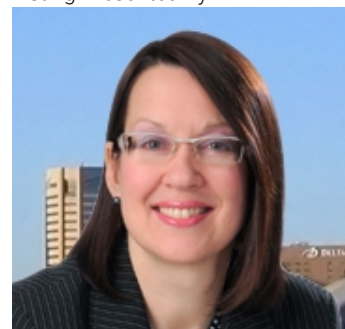
\$315,000

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, cafes, pharmacies, clinics, and essential services -- with easy access to major city routes by car or public transit. This ...

Foyer 8.08 Ft x 10.25 Ft
 Kitchen 9.92 Ft x 14.67 Ft
 Dining room 12.75 Ft x 11.42 Ft
 Living room 12.58 Ft x 16.25 Ft
 Office 9.75 Ft x 12.50 Ft

2pc Bathroom 5.58 Ft x 4.50 Ft
 Primary Bedroom 11.92 Ft x 23.83 Ft
 4pc Bathroom 5.92 Ft x 11.17 Ft
 Storage 4.75 Ft x 5.67 Ft

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