



1100 8 Avenue Calgary Alberta

\$749,900

PRICE REDUCTION! Perched atop the 26th floor of Westmount Place, this penthouse-style apartment offers an unparalleled living experience in the heart of Calgary, Alberta. Boasting over 2100 square feet of updated living space, this residence epitomizes luxury with its panoramic views of the majestic mountains and the serene Bow River. **HIGHLIGHTS:**Size and Layout: Sprawling over 2100 square feet, this meticulously designed apartment features 2 bedrooms + Den, 2.5 baths, and a spacious open floor plan accentuated by floor-to-ceiling windows, flooding the space with natural light and offering breathtaking vistas of Calgary's iconic skyline. **MODERN AMENITIES:** Enjoy the convenience of central air conditioning, newer engineered hardwood floors (2019), and a wood-burning fireplace with gas assist, creating a cozy ambiance for chilly evenings. The kitchen is a culinary haven, boasting newer cabinets (2019), chic Butcher block countertops, and top-of-the-line appliances, making it an entertainer's dream. **RESORT-LIKE LIVING:** Residents have exclusive access to a plethora of amenities including a state-of-the-art gym, racquet courts, steam room, pool, hot tub, sauna, and billiards room. The building's ultra-secure environment, with a 24-hour concierge and elevator key fobs specific to each floor, ensures peace of mind and privacy. **EXPANSIVE OUTDOOR SPACE:** The piece de resistance of this penthouse is its sprawling 900+ square foot patio, offering unparalleled views of downtown Calgary, the Rocky Mountains and serving as the perfect venue for hosting large gatherings of friends and family or simply unwinding amidst the stunning backdrop. **CONVENIENT LOCATION:** Situated in the heart of downtown Calgary, residents enjoy easy access to work, either by foot or the nearby LRT (Light Rail Transit), which offers complimentary rides within the downtown core. An array of d...

2pc Bathroom 5.58 Ft x 6.58 Ft
 4pc Bathroom 5.42 Ft x 8.00 Ft
 6pc Bathroom 14.33 Ft x 16.33 Ft
 Other 35.50 Ft x 30.75 Ft
 Bedroom 17.58 Ft x 10.50 Ft
 Dining room 12.33 Ft x 13.58 Ft

Kitchen 14.25 Ft x 8.83 Ft
 Laundry room 6.17 Ft x 8.67 Ft
 Living room 19.17 Ft x 24.25 Ft
 Other 9.25 Ft x 10.33 Ft
 Primary Bedroom 20.92 Ft x 12.08 Ft
 Sunroom 19.08 Ft x 9.67 Ft

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Foyer 7.92 Ft x 5.83 Ft