

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

MLS® #A2228144

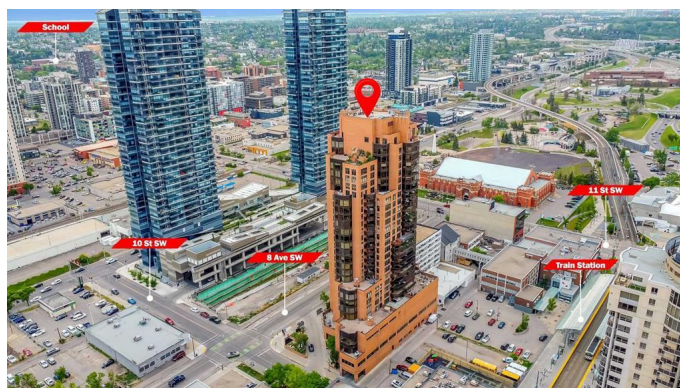
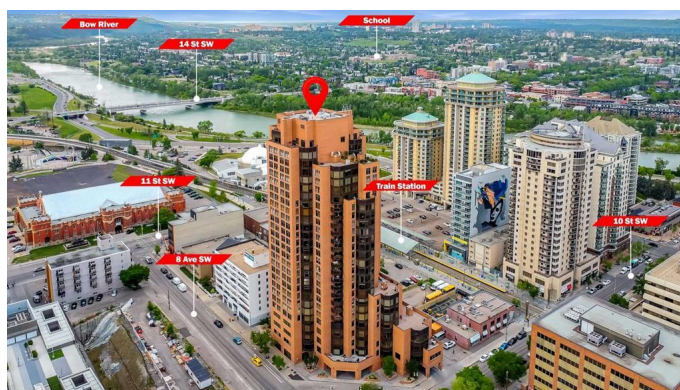
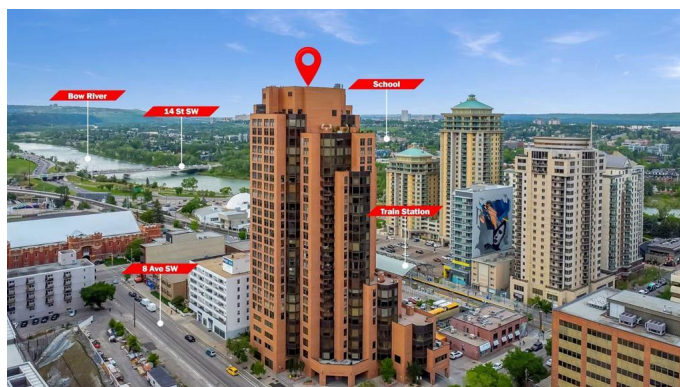
\$315,000

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, Other, Parking, Sauna, Snow Removal, |
|-----------|---|

| | |
|----------------|------------------------------------|
| | Trash, Indoor Pool, Racquet Courts |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Storage |
| Appliances | Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| 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 | 68 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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