

# \$324,900 - 1207, 1100 8 Avenue Sw, Calgary

MLS® #A2258550

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

This spacious, FRESHLY PAINTED, 2 bedroom, 2 bath apartment condo offers 1456 sq. ft. of comfortable living with amazing city views!

Flooded with natural light, the open-concept design features a large living and dining area that leads out to your TWO private balconies. The kitchen has been updated with granite counters, stainless steel appliances, and plenty of storage—including a built in pantry & laundry room.

The oversized primary suite is a true retreat with floor-to-ceiling views, a generous walk-in closet, and a private 3 piece ensuite complete with a relaxing jetted tub. The second bedroom works perfectly for guests or family, paired with a well-appointed 3 piece bath. One underground parking stall is also included.

This building offers some of the best amenities downtown: indoor pool, hot tub, sauna, steam rooms, squash court, fitness facility, billiards room, and 24/7 concierge/security. The lobby and front entry just underwent a major renovation in spring 2025, giving the building a fresh new look.

Step outside and you're only minutes from the Bow River pathways, Prince's Island Park, Millennium Park, the Red Mile, and Kensington. Shopping, dining, and transit are all within walking distance—making this the



perfect home base for easy, urban living.

Built in 1979

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258550          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,456             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1207, 1100 8 Avenue Sw |
| Subdivision | Downtown West End      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 3T9                |

**Amenities**

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Parking, Party Room, Racquet Courts, Secured Parking, Visitor Parking, Game Court Interior, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                                                |
| Parking        | Assigned, Parkade, Stall, Underground, Covered, Enclosed                                                                                                         |

**Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Storage                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Baseboard                                                                                                                     |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 28          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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