

# \$375,000 - 507, 1100 8 Avenue Sw, Calgary

MLS® #A2247543

## \$375,000

2 Bedroom, 2.00 Bathroom, 1,121 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Experience urban living at its finest in the heart of downtown Calgary with this spacious, single-level apartment. Stunning 2-bedroom, 2-bathroom residence has been fully renovated, offering an expansive, open-concept layout that seamlessly blends comfort and style, making it an ideal retreat for young professionals or those seeking to downsize without compromising on space or luxury.

From the moment you enter, you are greeted by the openness of the condo. Laminate flooring which extends throughout the main living areas, creating a modern yet cozy feel. Expansive windows flood the space with natural light and frame breathtaking views of Calgary's downtown skyline, creating a spectacular backdrop for quiet evenings and entertaining guests alike. The spacious living and dining areas flow effortlessly into a renovated kitchen with high-end stainless steel appliances, perfect for hosting dinners or casual gatherings.

One of this home's most remarkable features is its amazing 735-square-foot private deck, a truly exceptional outdoor living space that offers a magnificent extension of the indoor living area.

Each of the two generously sized bedrooms provides a private sanctuary for relaxation. The primary bedroom has brand-new carpet



installed in August 2025 for added comfort. The primary suite features an ensuite bathroom for added convenience. Both bathrooms are elegantly designed with high-end finishes, offering a spa-like retreat.

The luxury continues with the building’s world-class amenities, including an indoor pool, hot tub, and sauna for unwinding after a long day. Fitness enthusiasts will appreciate the squash/racquetball court and a well-equipped gym, while a games room provides leisurely entertainment. With 24-hour security and concierge services, your comfort and safety are always a top priority.

Built in 1979

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247543          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,121             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 507, 1100 8 Avenue Sw |
| Subdivision | Downtown West End     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P3T9                |

## Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Parking, Secured Parking, Spa/Hot Tub, Game Court Interior, Racquet Courts |
| Parking Spaces | 1                                                                                                                    |
| Parking        | Stall                                                                                                                |

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                                                                                                  |
| Heating           | Baseboard                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                  |
| # of Stories      | 28                                                                                                                                                                                           |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 10                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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