

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

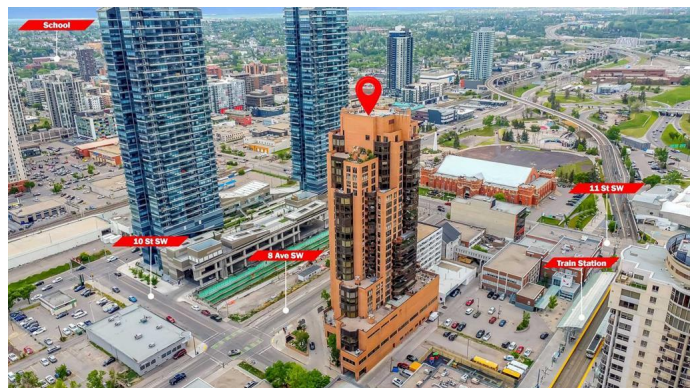
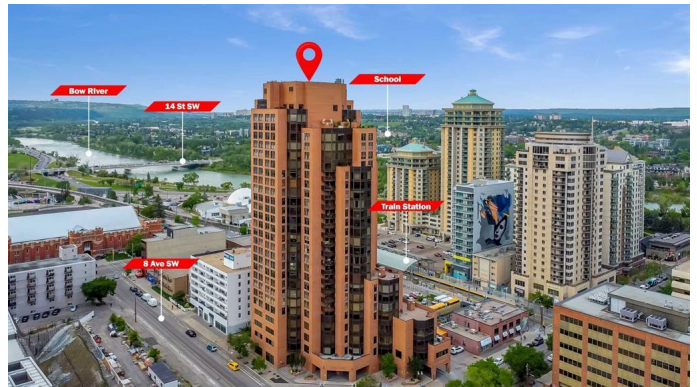
MLS® #A2228144

**\$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, cafÃ©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, Racquet Courts, Sauna, |
|-----------|---------------------------------------------------------------------|

|                |                                  |
|----------------|----------------------------------|
|                | Snow Removal, Trash, Indoor Pool |
| Parking Spaces | 1                                |
| Parking        | Underground, Parkade             |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Storage                                           |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings |
| 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 | 10              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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