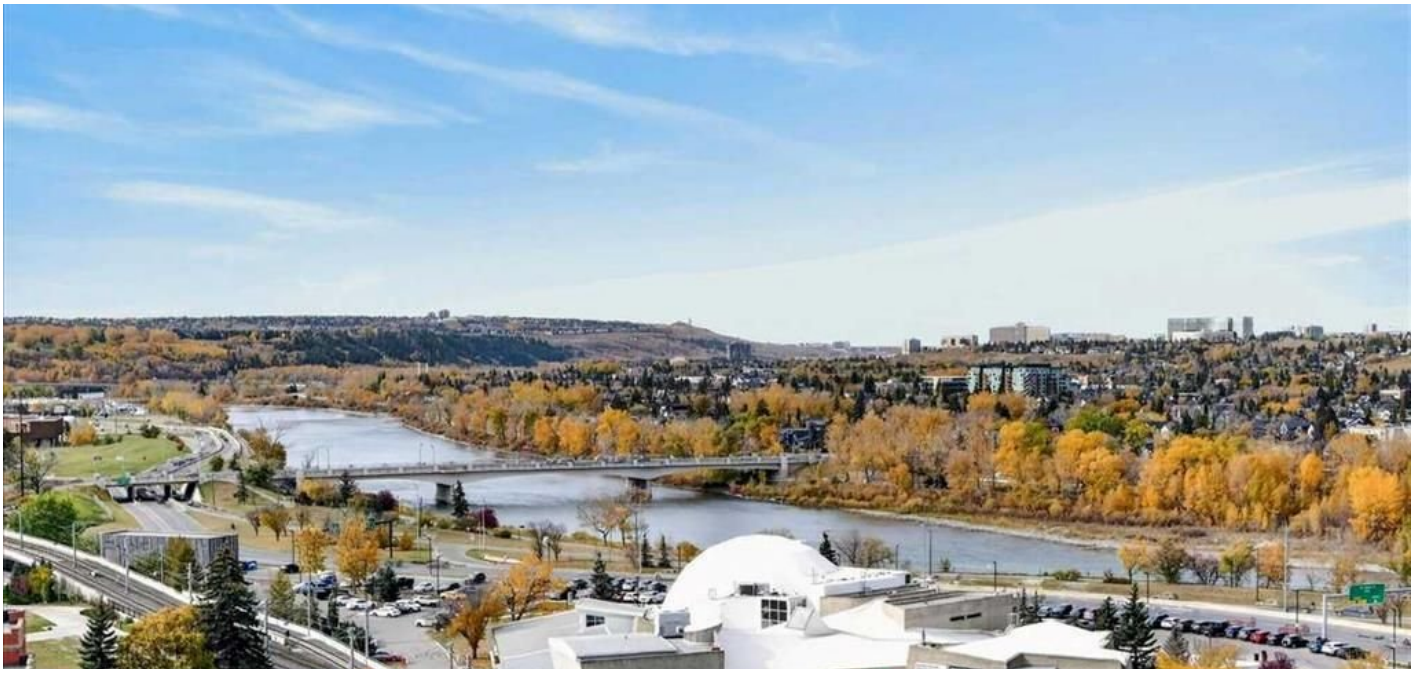
1506 1100 8 Avenue SW

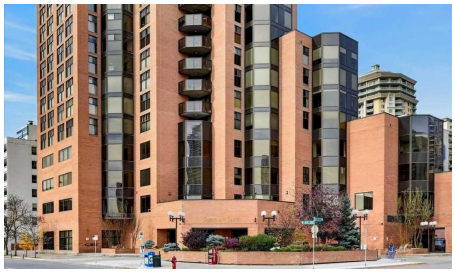
Calgary | Active | MLS® A2350852

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1983**	**1,500.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to an amazing 1,500sqft two bedroom apartment condo in the heart of the downtown west end! This upgraded west-facing unit offers unobstructed, spectacular Bow River and partial mountain views from inside the unit and also from the massive 35-foot-wide balcony! The list of updates includes a newer kitchen featuring maple cabinetry, granite counters and a separate coffee bar/station, updated flooring and several newer (California Closets) built-ins. The bright wide-open floor plan exudes wonderful evening sunsets. There are patio doors off the very functional and spacious dining area, complete with a cozy living room and an adjoining inviting sunroom/den area peering straight down onto the wonderful west sunset views!! The large primary bedroom features large double closets and a spa-like 4-pce ensuite retreat including a jet tub. The 2nd bedroom/den has several built-ins, including a hideaway Murphy bed. Westmount Place certainly caters to an amenity-rich lifestyle: 24/7 onsite concierge, 3 elevators, pool, hot tub, racquetball courts, sauna room, fitness facility and owner's lounge with a pool table. The location is second to none, boasting a walk score of 97, a bike score of 96 and an 82 transit score. The C-Train line is just outside your door along with the river pathway and all the grocery stores, restaurants, and pubs. Priced for immediate sale!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350852
Bedrooms	2
Bathrooms	2
Year Built	1983
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,500.99 sq. ft.

Main Level Finished Area:	1,500.99 sq. ft.
Condo Fee:	$1,384.07
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security Personnel, Water
Front Exposure:	Southeast
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	15
Stories Total:	28
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1983 (Age: 43)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8310969
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Westmount Place
Community:	Downtown West End
Amenities:	Fitness Center, Indoor Pool, Parking, Recreation Facilities, Secured Parking, Spa/Hot Tub, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions
Main Floor	Living Room · 18'10" × 12'9" ·
Main Floor	Kitchen · 14'5" × 9'7" ·
Main Floor	Dining Room · 12'9" × 9'10" ·
Main Floor	Sunroom/Solarium · 9'8" × 8'10" ·
Main Floor	Bedroom - Primary · 25'5" × 12'6" ·
Main Floor	Bedroom · 13' × 10'6" ·
Main Floor	Foyer · 7'2" × 4'11" ·
Main Floor	Laundry · 4'11" × 2'7" ·
Main Floor	Storage · 8'6" × 6'4" ·

Main Floor	Balcony · 35'2" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Walking/Bike Paths
Interior Features:	Bookcases, Granite Counters, Jetted Tub, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1506-1100-8-avenue-sw-calgary-a2350852/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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