



2703, 1100 8 Avenue SW  
Calgary, Alberta

MLS # A2308603



**\$679,900**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,443 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 2,098
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Every morning you wake up to the Bow River on one side and the downtown skyline on the other. That's just Tuesday in unit 2703 at Westmount Place. This fully renovated 27th-floor sub-penthouse sits at the top of Calgary's Downtown West End with 2,442 sq. ft. of open, light-filled living space. Floor-to-ceiling windows wrap the unit in five directions &mdash; west, northwest, north, northeast, and southeast &mdash; so whether it's the mountains at golden hour or the city lit up at night, the view is always the show. The living area is genuinely large. There's room for a full sectional, a fireplace, a separate sitting area, and still space to breathe. The sunroom wraps off the main living space with curved windows that catch the west light &mdash; a great spot to read, relax, or just watch the river. The dining room seats six comfortably around a statement table with the skyline as the backdrop. The kitchen was designed to actually work. Two built-in ovens, an electric cooktop, full-size fridge, and a layout that follows the chef's triangle so nothing feels cramped. The island seats six and connects the kitchen to the dining room and bar area &mdash; this place was built for entertaining. The primary bedroom is 23x25 &mdash; big enough to feel like its own suite. Bay windows look out over the river and mountains. There's a large walk-in closet and a renovated ensuite with a double vanity, LED mirrors, and a walk-in shower with pebble stone flooring. The second bedroom is also substantial at nearly 35 feet long, with its own walk-in closet, floor-to-ceiling windows, and a private four-piece ensuite. It works equally well as a guest room, a home office, or both &mdash; there's a dedicated desk space already set up. The unit also has a 2-piece powder room for guests, in-unit laundry, and a separate storage room. Two heated underground parking stalls are included. Building amenities

include 24/7 concierge, indoor pool, hot tub, steam room, dry sauna, squash and racquetball courts, and a fitness centre. Prince's Island Park, the Bow River pathways, Kensington, and the core are all within easy walking distance. This is a rare size at this height in Calgary's downtown.