



GRASSROOTS
REALTY GROUP

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1506, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2350852



\$459,900

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,501 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,384
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Granite Counters, Jetted Tub, No Smoking Home		
Inclusions:	N/A		

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 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!!