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2800, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2283211

$1,999,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	5,466 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	3 full / 2 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Hardwood, Marble, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 3,817
Basement:	-	**LLD:**	-
Exterior:	Brick	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Bookcases, Closet Organizers, Double Vanity, Dry Bar, Elevator, Granite Counters, Recreation Facilities, Sauna, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: na

Occupying the entire top floor of the iconic Westmount Place, this extraordinary penthouse offers over 5,500 square feet of living space and approximately 2,000 square feet of private outdoor terrace space with breathtaking 360-degree views of Calgary's skyline, the Bow River valley, and the Rocky Mountains beyond. Accessed by a private elevator that opens directly into the residence, this is a rare opportunity to own one of Calgary's most significant penthouse properties. Designed by internationally acclaimed designer Geoffrey Bradfield, the residence, known as "Penthouse in the Rockies" is a remarkable expression of his celebrated Millennium Modern design philosophy, blending sophisticated contemporary design with timeless luxury. Expansive entertaining spaces unfold in every direction. The grand living room, anchored by a fireplace and positioned to capture panoramic views in every direction, flows effortlessly into an opulent formal dining room designed for memorable gatherings. A sophisticated bar nook creates the perfect transition between the entertaining areas and the kitchen beyond. Designed for both everyday living and large-scale entertaining, the spacious kitchen offers abundant workspace, premium appliances, and a sun-filled breakfast nook overlooking the city. Adjacent to the kitchen, a comfortable family room with a second fireplace provides a warm and inviting retreat while taking in the spectacular views. Five private balconies and terraces surround the residence, creating exceptional indoor-outdoor living and offering multiple vantage points to enjoy sunrise, sunset, city lights, river valley vistas, and mountain views. With approximately 2,000 square feet of outdoor living space, the terraces are as impressive as the residence itself and provide an unparalleled setting for entertaining or quiet enjoyment above the city. The luxurious

primary suite is a true private sanctuary, featuring a glamorous spa-inspired ensuite, generous walk-in dressing room, and stunning views. Two additional bedrooms each include their own ensuite bathroom and walk-in closet, providing outstanding comfort and privacy for family and guests. This exceptional residence is further enhanced by three parking stalls, concierge service, and an outstanding collection of resident amenities including a fitness centre, indoor swimming pool, and sport courts. Perfectly positioned in Calgary's sought-after downtown West End, residents enjoy immediate access to the Bow River pathway system, Prince's Island Park, restaurants, shopping, and the city's business core. A once-in-a-generation offering where design pedigree, scale, privacy, amenities, and unparalleled views come together in one of Calgary's most iconic addresses.

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