# \$325,000 - 217, 630 8 Avenue Se, Calgary

MLS® #A2214584

## \$325,000

2 Bedroom, 1.00 Bathroom, 750 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this beautifully updated corner unit condo, offering 2 spacious bedrooms, 1 modern bath, and an open-concept layout in one of the best locations Calgary has to offer. The primary bedroom features a walk-in closet, while the entire unit boasts a sleek, contemporary design with newer floors (2019-2025). Enjoy the convenience of in-suite full-size laundry, underground parking, and a secure storage locker. This pet-friendly building allows short-term rentals, making it a fantastic investment opportunity! Located just steps from the Saddledome, Fort Calgary, the river, Stampede Grounds, and the LRT line, this condo offers unparalleled access to everything downtown Calgary has to offer. Plus, a brand-new squash court has just been built nearby!

With low condo fees that include ALL utilities, this is a rare find in a prime location. Don't miss outâ€"schedule your viewing today!

Built in 2003

#### **Essential Information**

MLS® # A2214584

Price \$325,000

Bedrooms 2

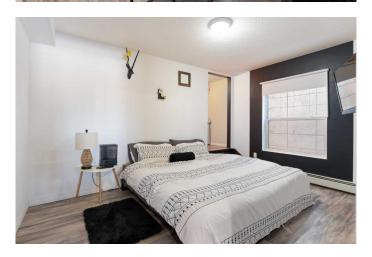
Bathrooms 1.00

Full Baths 1

Square Footage 750







Acres 0.00 Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 217, 630 8 Avenue Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 5T2

#### **Amenities**

Amenities Elevator(s), Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Assigned, Parkade, Secured, Stall, Underground

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Baseboard, Natural Gas

Cooling None

# of Stories 5

### **Exterior**

Exterior Features Balcony, BBQ gas line Construction Brick, Wood Frame

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 10

Zoning CC-EPR

# **Listing Details**

Listing Office CIR Realty

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