

**217, 630 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2214584**



**\$325,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	750 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Tile, Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Brick, Wood Frame

**Foundation:** -

**Features:** Laminate Counters, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 581

**LLD:** -

**Zoning:** CC-EPR

**Utilities:** -

**Inclusions:** Window Coverings, Garage Door Opener

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 out—schedule your viewing today!