

1103, 624 8 Avenue SE
Calgary, Alberta

MLS # A2218537



\$269,000

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|------------------|---|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 434 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Permit Required, See Remarks, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Fan Coil, Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 302 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed | Zoning: | CC-EPR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Quartz Counters | | |

Inclusions: n/a

Discover the perfect blend of modern design and industrial charm in this 1-bedroom, 1-bathroom condo, perched on the 11th floor in the heart of the vibrant East Village. This unit features AC, high ceilings, polished concrete floors, and sleek quartz countertops, offering a stylish and sophisticated urban retreat. Wake up to stunning Bow River views from the floor-to-ceiling windows in the bedroom, flooding the space with natural light. The expansive balcony, complete with a gas BBQ, provides the ideal setting for relaxing and taking in the picturesque surroundings. This area is on the cusp of incredible growth, with the highly anticipated new arena development and the approved Green Line C-Train set to transform East Village into one of Calgary's most desirable neighborhoods. These projects will bring even more amenities, entertainment options, and connectivity to your doorstep, ensuring this location continues to thrive. With short-term rentals allowed, this property is not only a chic urban home but also a savvy investment opportunity. Enjoy the convenience of being within walking distance to an array of restaurants, cafes, shops, and cultural hotspots, all while watching the future of East Village unfold before your eyes.