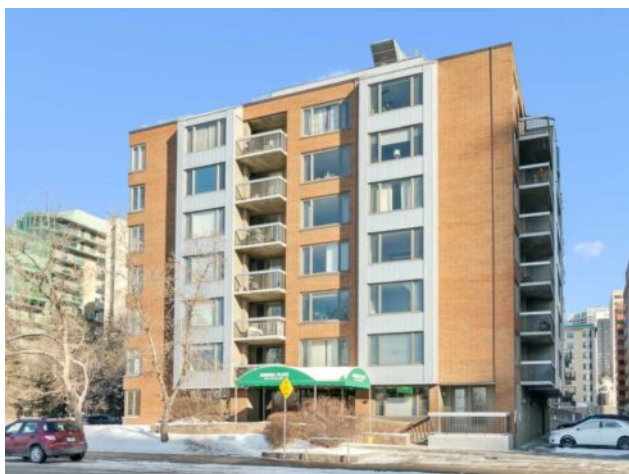


**570, 310 8 Street SW**  
**Calgary, Alberta**

**MLS # A2195803**



**\$389,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Metal Siding

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 939

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

One of the most walkable locations in the city. An amazing home for those that enjoy the Bow River Pathway. Enter the park & pathway system right across the street from the front door of the building. Walk to the heart of Kensington, Prince's Island Park, downtown shopping at TD Square and The Core Shopping Centre, or your favourite downtown restaurant in mere minutes. This open and spacious 2 bedroom and 2 bath apartment has been extensively updated in recent years, including hard wood & tile flooring, updated millwork and interior doors, beautifully and completely redone bathrooms that have custom tile tub surrounds and custom glass. One of the biggest units and nicest locations in the building. Facing onto quiet 3 Ave on the West side of Downtown, this apartment has tremendous river and park views. This is a clean and well run building that also offers a roof top patio and a fitness facility.