

# \$335,000 - 217, 630 8 Avenue Se, Calgary

MLS® #A2212476

**\$335,000**

2 Bedroom, 1.00 Bathroom, 750 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

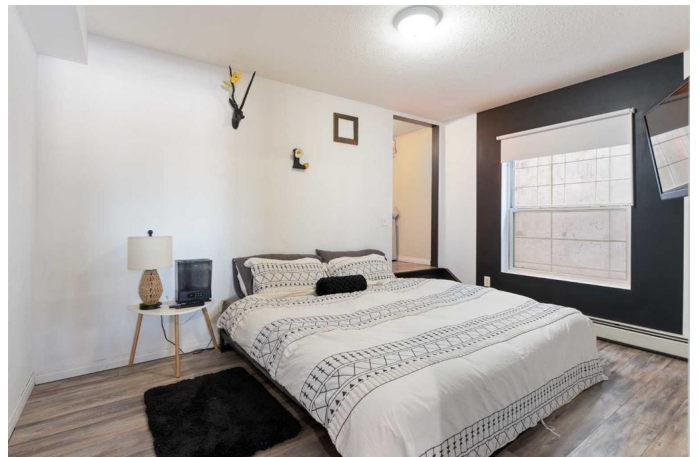
Welcome to this beautifully updated corner unit condo, offering 2 spacious bedrooms, 1 modern bath, and an open-concept layout in one of the best locations Calgary has to offer. The primary bedroom features a walk-in closet, while the entire unit boasts a sleek, contemporary design with newer floors (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 out! schedule your viewing today!

Built in 2003

## Essential Information

MLS® #	A2212476
Price	\$335,000
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, Stall, Underground, Secured
# 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 16th, 2025
Days on Market	5
Zoning	CC-EPR

### **Listing Details**

Listing Office	CIR Realty
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