



**GRASSROOTS**  
REALTY GROUP

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217, 630 8 Avenue SE  
Calgary, Alberta

MLS # A2227774



**\$315,000**

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT JUNE 14TH: 12-2PM! 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!