



**GRASSROOTS**  
REALTY GROUP

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508, 624 8 Avenue SE  
Calgary, Alberta

MLS # A2252484



**\$330,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	538 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Owned, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Mixed	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	Window Coverings		

Stunning views from this 2 bedroom, ultra-modern condo in the heart of the East Village. The exceptional features are: 9-foot ceilings, full height windows, spectacular wrap around balcony, titled parking, assigned storage, rooftop patio, and the stylish finishes throughout. On entering this corner unit you immediately are attracted to the unobstructed WOW sights of the Calgary Tower, Central Library, and Stampede grounds. There is a partly covered, 50-foot-long wraparound balcony for the full experience of the southwest exposure and sunsets. The high ceiling and open concept give a big, bright and beautiful feel to this 2 bedroom unit, with contemporary finishes including the like-new kitchen and bathroom. More standouts to mention are the concrete frame construction, central storage closet, in suite laundry and good size foyer for more use of space options. The titled, heated parking space is in a corner with empty space on one side. The assigned storage locker is to be confirmed. Now to mention the building amenities: must have rooftop social room and patio for watching Stampede fireworks or events at The Confluence/Fort Calgary site, as well as the all day views of Calgary's skyline and Bow River. Inside, there is a main floor large bike storage with a repair station, and an equipped dog wash. This ideal location is situated on a lower traffic street in the vibrant East Village. In sight are major attractions like the Zoo and Bell Music Centre, the Bow River, CTrain, specialty shops and restaurants, main pedestrian paths, and green spaces. Walkable are the towers and shopping in the heart of Calgary, and all the trendy neighbourhoods around it. More than a home, this is a move-in-ready lifestyle package!