



GRASSROOTS
REALTY GROUP

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180, 310 8 Street SW
Calgary, Alberta

MLS # A2253497



\$239,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 744 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|-----------------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 668 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: NA

Nestled along the exciting 8th Street Revitalization corridor, Sonoma Place is a secure and exceptionally well-managed building known for its spacious suites, unbeatable walkability, and desirable amenities—including two elevators, a fitness centre, and a rooftop patio with city views. This inviting 1-bedroom, 1-bathroom ground-floor home has been freshly updated with brand-new flooring and paint. The open floorplan is bright and functional, offering in-suite laundry, abundant storage, and a private deck with yard area—perfect for summer BBQs. Step outside and you’re minutes from everything: hop over the 10th Street bridge to shop and dine in Kensington, wander around the corner to Alforno Bakery, or cycle the Bow River Pathway. This is urban living at its best—stylish, convenient, and affordable. Book a tour today and move in tomorrow!!