



**GRASSROOTS**  
REALTY GROUP

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**160, 310 8 Street SW**  
**Calgary, Alberta**

**MLS # A2278342**



**\$185,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to Sonoma Place in the Eau Claire area! Ideally located just steps from the Bow River and pathway system, this well-maintained and updated main floor condo offers the perfect balance of comfort and convenience. This 1 bedroom, 1 bathroom unit features a bright open-concept layout with large windows, a spacious living and dining area, and a private patio ideal for relaxing or entertaining. The bedroom boasts a walk-through closet with direct access to the ensuite bathroom. Additional highlights include in-suite laundry, in-unit storage, and parking stall. Sonoma Place offers excellent amenities, including a fitness centre, sauna, and a massive rooftop patio with sweeping views. You'll love the unbeatable location—walking distance to Princess Island Park, downtown, transit, shops, restaurants, and cafes—everything the Eau Claire lifestyle has to offer. Whether you're a first-time buyer, investor, or looking to downsize, this is an opportunity not to be missed!