

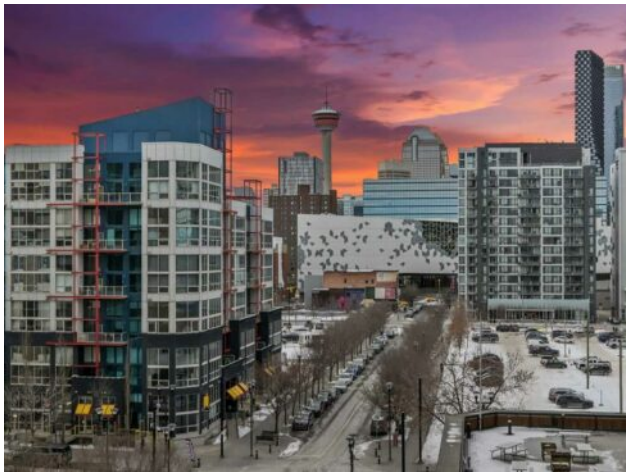


GRASSROOTS
REALTY GROUP

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608, 624 8 Avenue SE
Calgary, Alberta

MLS # A2279028



\$337,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	534 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Mixed	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions:	na
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Welcome to this stunning 2-bedroom, ultra-modern corner condo offering breathtaking panoramic views and an unbeatable inner-city lifestyle. Designed with both style and functionality in mind, this bright and spacious home features 9-foot ceilings, floor-to-ceiling windows, and a spectacular balcony perfect for enjoying Calgary's skyline and unforgettable sunsets. From the moment you enter, you're greeted by unobstructed views of the Calgary Tower, Central Library, and Stampede Grounds, creating an instant wow factor. The open-concept layout is flooded with natural light and showcases contemporary finishes throughout, including a sleek kitchen, modern bathroom, and thoughtful design that maximizes both space and comfort. The southwest exposure enhances the airy feel, while the partially covered balcony allows for year-round enjoyment. Additional highlights include concrete construction for superior soundproofing, in-suite laundry, a spacious foyer, central storage closet, titled heated underground parking, and assigned storage. The building offers exceptional amenities, including a rooftop social lounge and patio ideal for watching Stampede fireworks or enjoying views of the Bow River and downtown skyline, as well as a bike storage room with repair station and a dedicated dog wash. Ideally located on a quiet, low-traffic street yet steps from downtown, transit, river pathways, shops, restaurants, and entertainment, this move-in-ready home delivers the perfect blend of modern living, walkability, and vibrant urban lifestyle.