

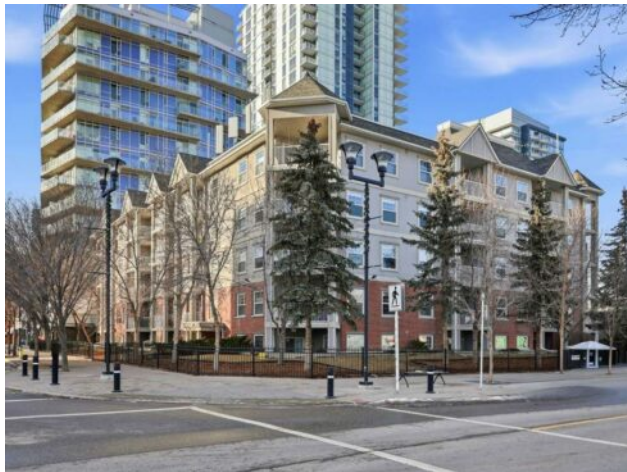


GRASSROOTS
REALTY GROUP

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217, 630 8 Avenue SE
Calgary, Alberta

MLS # A2282741



\$309,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 581
LLD:	-
Zoning:	CC-EPR
Utilities:	-

Inclusions: Negotiable

WELCOME - TO YOUR SPACIOUS CORNER UNIT in EAST VILLAGE - one of Calgary's most evolving communities. With 795 Square Feet, your new home in "RIVER TWIN" offers a noticeably more comfortable layout than many new builds. Both bedrooms are large enough to comfortably fit a KING-SIZED BED — making the layout ideal for roommates, guests, or a dedicated HOME OFFICE setup. The kitchen and bathroom have been FRESHLY UPDATED with new MATCHING QUARTZ COUNTERTOPS, creating a brighter, more cohesive feel throughout the OPEN-CONCEPT LIVING AND DINING AREA. HARD-SURFACE FLOORING THROUGHOUT (NO CARPET) adds durability and ease of maintenance, while IN-SUITE LAUNDRY + STORAGE UNIT (on your floor) enhances everyday livability. As a CORNER UNIT, the home benefits from ADDED PRIVACY (only 1 common wall) and NATURAL LIGHT. The BALCONY offers a quiet outdoor retreat — perfect for fresh air, container plants, or evening downtime. HEATED UNDERGROUND PARKING plus your CONDO FEES INCLUDE ALL UTILITIES — HEAT, WATER, GAS, AND ELECTRICITY. This RARE ALL-IN STRUCTURE provides exceptional cost certainty whether you're a home owner or investory seeking long-term profitability in this AIR BnB / Short Term Rental friendly building. The building itself is much LOWER DENSITY than you'll find in the area as it is only 5 floors and is primarily composed of TWO-BEDROOM RESIDENCES. The LOCATION has a lot to offer with the New CALGARY FLAMES ARENA and entertainment district opening in Fall of 2026, Fort Calgary park across the street, and you're just steps to the BOW RIVER PATHWAYS not to mention your conveynetly close proximity to DOWNTOWN. PET-FRIENDLY (WITH RESTRICTIONS), FLEXIBLE POSSESSION

AVAILABLE, and has had the SAME OWNER FOR approx 15 YEARS — this is a WELL-ROUNDED OPPORTUNITY for buyers seeking SPACE, LOCATION, AND COST CERTAINTY in the downtown core. OPEN HOUSE this SUNDAY, Feb 1st from Noon - 2PM!