



GRASSROOTS
REALTY GROUP

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208, 630 8 Avenue SE
Calgary, Alberta

MLS # A2298160



\$275,000

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

The River Twin in the heart of vibrant East Village, where modern convenience meets an unbeatable downtown lifestyle. This bright 2nd floor unit features a sunny south-facing balcony with sleek laminate flooring, stylish rounded corners, maple cabinetry, black appliances, an over-the-range microwave, and a functional breakfast bar - ideal for quick mornings or casual entertaining. Designed for ease and comfort, this unit includes underground parking and a separate storage locker, while condo fees cover ALL utilities—heat, water, gas, and electricity, making budgeting simple and stress-free. The professionally managed building is also pet-friendly (with restrictions), perfect for those wanting a companion in the city. Step outside and enjoy everything East Village has to offer. You’re just moments from the scenic Bow River pathways, perfect for biking or evening walks, and minutes to C-Train, Princes Island Park, Stampede Park, Calgary Zoo, trendy cafes, restaurants, and downtown offices. Easy indoor access to Calgary’s extensive +15 Skywalk system. Whether you're starting out, investing, or looking for a low-maintenance urban home, this is your opportunity to live in one of Calgary’s most dynamic communities.