



540, 310 8 Street SW
Calgary, Alberta

MLS # A2152782



\$279,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	704 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: N/A

Enjoy urban sophistication in this stunning 1-bedroom, 1-bathroom condo at Sonoma Place. Boasting an open floor plan and expansive windows, this 700+ sq ft unit showcases breathtaking views of the Bow River Valley, the pathways, and surrounding parks. Upgrades include high-quality flooring, a renovated bathroom, and a gourmet kitchen with quartz countertops, a tile backsplash, contemporary cabinets and fixtures, and stainless-steel appliances. The large bedroom features west-facing windows and includes a spacious closet. Additionally, the main bathroom is generously sized. Other features include in-suite laundry, a large storage room, and a large balcony with its views. The building features a sprawling rooftop terrace, bike room, and a fitness center. The condo is located next to the river pathways and is a short walk to Kensington, the Peace Bridge, Prince's Island Park, the C-Train, Eau Claire, and the soon-to-be-built Scotia Place. This well-run concrete building has recent updates, including the lobby, flooring, elevator, security cameras, and gym equipment. Don't miss this opportunity!