

**401, 630 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2256492**



**\$314,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                    |               |                   |
| <b>Size:</b>     | 746 sq.ft.                                     | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Underground |               |                   |
| <b>Lot Size:</b> | -                                              |               |                   |
| <b>Lot Feat:</b> | -                                              |               |                   |

|                    |                                                                                                                                     |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Laminate, See Remarks                                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                   | <b>Condo Fee:</b> | \$ 581 |
| <b>Basement:</b>   | -                                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                           | <b>Zoning:</b>    | CC-EPR |
| <b>Foundation:</b> | -                                                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | NA                                                                                                                                  |                   |        |

An amazing opportunity to get into a building that is set up perfectly for long term owners or for a great investment property! The location is perfect, as it has close access to river walking/biking paths plus shopping and restaurants in East Village AND Inglewood. There are two LARGE bedrooms (one just needs a closet or Armoire) that could easily accommodate a King sized bed and are perfect for a small family or someone who wants a roommate. Or there's the flexibility of knowing you could use the second bedroom as a Large Living room or office! You'll also enjoy, easy to maintain hardwood floors and lino (there is no carpet), an updated kitchen with stainless steel appliances, a new tap plus a breakfast bar, newer taps and flooring in the bathroom, a large in suite laundry/storage room, a big walk in closet in the Primary bedroom, a good sized balcony to relax on and secured, heated, underground parking! As an additional bonus you can have the comfort of knowing all your utilities are covered within the condo fees! Possession can be immediate if needed. If location and flexibility of ownership is important to you, you need to put this condo on your must see list!