

104, 630 8 Avenue SE
Calgary, Alberta

MLS # A2340117



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	cc epr
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this well-kept two-bedroom suite in the heart of East Village. Please note this building does offer AIRBNB with board approval. Offering an excellent blend of comfort, convenience and urban lifestyle appeal. The open concept entrance leads into a good-sized kitchen and very spacious living room that is approximately 18 feet deep, creating a bright and roomy feel. Both bedrooms are generously sized, with large primary bedroom measuring 17 feet x 9 feet. The Primary features full size walk in closet and private 3-piece EnSite. The apartment suite also includes a four piece main bath , in-suite laundry room with storage. The updated kitchen includes white cabinetry cupboards, plenty of quartz counter space and stainless steel appliances. Additional features included balcony that is surrounded by a property privacy ornate metal fence. Parking is a secured assigned underground stall . The building is ideal for professional , investors , downsizer and central location with walkability . Enjoy being just steps from The River Walk, Community Garden, restaurants, coffee shops, shopping downtown, offices , City Hall , LRT , The National Music Centre and much more.