

# \$315,000 - 217, 630 8 Avenue Se, Calgary

MLS® #A2227774

**\$315,000**

2 Bedroom, 1.00 Bathroom, 750 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

**OPEN HOUSE SAT JUNE 14TH: 12-2PM!**

Welcome to this beautifully updated corner unit condo, offering 2 spacious bedrooms, 1 modern bath, and an open-concept layout in one of the best locations Calgary has to offer.

The primary bedroom features a walk-in closet, while the entire unit boasts a sleek, contemporary design with newer floors (2019-2025). Enjoy the convenience of in-suite full-size laundry, underground parking, and a secure storage locker. This pet-friendly building allows short-term rentals, making it a fantastic investment opportunity! Located just steps from the Saddledome, Fort Calgary, the river, Stampede Grounds, and the LRT line, this condo offers unparalleled access to everything downtown Calgary has to offer. Plus, a brand-new squash court has just been built nearby!

With low condo fees that include ALL utilities, this is a rare find in a prime location. Don't miss out—schedule your viewing today!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227774  |
| Price      | \$315,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 750               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 217, 630 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5T2               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Assigned, Parkade, Secured, Stall, Underground       |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                   |
| Cooling           | None                                                     |
| # of Stories      | 5                                                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick, Wood Frame     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | CC-EPR         |

### Listing Details

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