



**804, 624 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2303493**



**\$384,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, High Ceilings, Open Floorplan		

**Inclusions:** Fully Furnished

**PRICE IMPROVEMENT!** Experience urban living at its finest in unit 804 at 624 8 Ave SE, a premier residence situated in the heart of Calgary's trendy East Village. This high-end, modern industrial 2-bedroom, 2-bathroom unit offers a sophisticated open-concept layout illuminated by natural light, boasting breathtaking panoramic views of the Bow River, Fort Calgary, and St. Patrick's Island from your own private balcony. The interior is thoughtfully appointed with custom cabinetry and brand-new stainless steel appliances in the kitchen, while the primary suite features a sleek 3-piece ensuite with a full-size walk-in shower. A generous second bedroom and an additional 4-piece bathroom with a deep soaker tub provide ample space for guests or residents. Beyond the unit, you'll enjoy titled underground parking, dedicated bike storage, and access to premium building amenities including a shared lounge and an expansive rooftop patio. Located steps away from scenic river pathways and the vibrant shops of Inglewood and Bridgeland, this property is a standout choice for both homeowners and investors. Best of all, this home comes fully furnished, offering a completely turn-key opportunity for a seamless move-in or immediate executive rental. Book your viewing today!