



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104, 630 8 Avenue SE
Calgary, Alberta

MLS # A2315359



\$327,900

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: Fridge , Stove , Washer , Dryer

Welcome to this well-kept two-bedroom suite in the heart of East Village. 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.