# \$314,900 - 401, 630 8 Avenue Se, Calgary

MLS® #A2256492

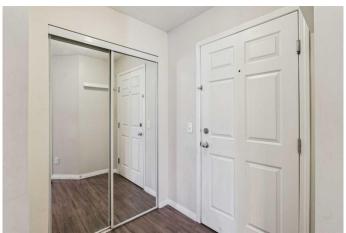
### \$314,900

2 Bedroom, 1.00 Bathroom, 746 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

An amazing opportunity to get into a building that is set up perfectly for long term owners or even short term (AIRb&B type) rentals! 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 laundry/storage room with even more storage in the 5 by 3 storage locker on the same floor, a large 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!







Built in 2003

#### **Essential Information**

MLS® # A2256492

Price \$314,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 746

Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 401, 630 8 Avenue Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 5T2

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Garage Door Opener, Heated Garage, Underground

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home,

No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garburator, Microwave, Oven, Range Hood,

Refrigerator, Washer, Window Coverings, See Remarks

Heating Baseboard, Natural Gas, Hot Water

Cooling None

# of Stories 5

#### **Exterior**

Exterior Features None

Construction Brick, Stucco, Wood Frame

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market

Zoning CC-EPR

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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