

1108, 624 8 Avenue SE
Calgary, Alberta

MLS # A2210019

\$366,975

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	CC-EPR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: All electrical light fixtures, all window coverings (except where excluded), and TV wall mounts

* Don't miss this spectacular 2-BED, 1-BATH CORNER UNIT at this weekend's OPEN HOUSE, on Sunday, May 18, from 2-4 PM!
* Ideal for a first-time buyer, savvy investor, or downsizer seeking urban living, this unit exudes loft vibes with airy views. Set in Calgary's East Village, this trendy, PET-FRIENDLY, SHORT-TERM RENTAL APPROVED, BUILTGREEN certified condo is industrial chic with polished concrete floors and ceilings, exposed ductwork, and soaring 9.5' floor-to-ceiling windows that flood the space with sunlight. Set on the 11th floor, tucked at the end of the hallway, the home welcomes you to a functional and striking open-concept layout. The modern, sleek kitchen boasts quartz countertops, high-gloss cabinetry, and stainless-steel appliances that seamlessly flow into a bright living area. Two well-sized bedrooms are strategically placed for maximum privacy, perfect for roommates, guests, or a home office, serviced by a full 4-piece bathroom. Step onto an expansive 244 SQ. FT. WRAP-AROUND BALCONY and take in breathtaking SOUTH-FACING views of the Calgary Tower, Stampede Grounds, and downtown skyline, perfect for morning coffee or tea, sunset BBQs, and your own front-row balcony seats to kick up your boots for live Stampede concerts and fireworks lighting up the summer sky. Whether for personal enjoyment or as a rental draw, this standout feature makes it a hot-ticket asset for appeal and generating strong rental income. Additional highlights include convenient IN-SUITE LAUNDRY, SECURE TITLED UNDERGROUND PARKING STALL, and a SEPARATE STORAGE LOCKER, plus access to top amenities: penthouse-level rec room, rooftop patio with fireplace, pet wash station, fully-equipped bike garage, and visitor parking. Set in one of Calgary's most walkable and creative

communities, you're steps from the C-Train, City Hall, Studio Bell, Superstore, dining, and more. Enjoy nearby public spaces like an off-leash dog park, community gardens, basketball and pickleball courts, playgrounds, and St. Patrick's Island. Minutes to the Saddledome and Bow River pathways for walking, running, and cycling, this is your moment to live or invest in vibrant downtown. Book your showing today!