



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**624 8 Avenue #804, Calgary T2G 0M1**

MLS®#: **A2136700**

Area: **Downtown East  
Village**

Listing Date: **06/05/24**

List Price: **\$445,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 30-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **Calgary**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **672**  
Low Sqft:  
Ttl Sqft: **672**

DOM

**115**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Heated Garage,Parkade,Secured,Stall,Titled**

Utilities and Features

Roof: **Concrete**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Storage**

Construction: **Concrete**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Elevator,High Ceilings,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	9`10" x 11`7"
Bedroom - Primary	Main	8`6" x 10`3"
Laundry	Main	7`8" x 2`4"
Bedroom	Main	9`0" x 9`4"
Balcony	Main	6`4" x 22`10"

Room	Level	Dimensions
Kitchen	Main	6`10" x 12`1"
3pc Ensuite bath	Main	7`10" x 4`11"
Entrance	Main	5`6" x 4`8"
4pc Bathroom	Main	4`11" x 7`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$492**

**Fee Simple**

**CC-EPR**

Fee Freq:

**Monthly**

Legal Desc: **1811769**

Remarks

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Pub Rmks: **Urban living at its finest - Welcome home to 804, 624 8 Ave SE! This unit features a prime location in the heart of the trendy East Village and offers incredible opportunities for owning or investing! Showcasing high-end modern industrial design throughout, this 2 bedroom 2 bathroom unit is bright and open with incredible views of the Bow River, Fort Calgary, St Patrick's Island, and beyond - all from the comfort of your private balcony. The kitchen is complete with custom cabinetry and new stainless steel appliances. The primary bedroom includes a 3-piece ensuite bath with full-size walk-in shower. A second spacious bedroom and 4-piece bathroom with soaker tub complete the space. Titled underground parking is included as is dedicated bike storage and shared group lounge and a rooftop patio! East Village amenities and river pathways are at your doorstep or take a short walk to enjoy everything downtown, Inglewood, and Bridgeland have to offer. This is the perfect home for those who enjoy being in the heart of the city and offers additional opportunities for anyone looking at short or long-term investment potential. The unit comes fully furnished which makes it a completely turn-key home or rental! Book your viewing today!**

Inclusions: **Fully Furnished**  
Property Listed By: **RE/MAX First**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**