



THE
A-TEAM

**RE/MAX
FIRST**

624 8 Avenue #1003, Calgary T2G 1S7

MLS® #: **A2184577**

Area: **Downtown East
Village**

Listing Date: **01/02/25**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2018**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **413**
Low Sqft:
Ttl Sqft: **413**

DOM

30
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Metal Frame**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **High Ceilings, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`7" x 10`0"	Living Room	Main	11`0" x 8`2"
Bedroom - Primary	Main	9`0" x 8`0"	4pc Bathroom	Main	8`11" x 4`11"
Laundry	Main	8`5" x 4`5"			

Legal/Tax/Financial

Condo Fee: \$273	Title: Fee Simple	Zoning: CC-EPR
	Fee Freq: Monthly	

Legal Desc: **1811769**

Remarks

Pub Rmks: **Welcome to your dream 1 bedroom apartment on the 10th floor, perfectly situated to offer stunning north-facing views of the picturesque Bow River, as well as the serene St. Patrick's Island Park. This exceptional unit boasts a large balcony, providing the perfect vantage point to soak in the beauty of the surroundings. Located in close proximity to the renowned Bow River Walk, Downtown Calgary, Saddledome, Zoo, and Calgary Stampede Grounds. This condo offers convenience and excitement at your doorstep with grocery stores, LRT, walking and jogging paths along the river and of course the downtown. A short walk east on 9th Ave to Inglewood takes you to trendy shops, pubs and restaurants. The apartment is complete with modern finishes and an abundance of natural light. The monthly condo fees are very reasonable making it a good investment property for long or short term rentals. Yes, this property does allow short term rentals. Condo bylaws can be provided. One of the standout features of this condo is the access it provides to the exclusive 15th-floor games room, perfect for engaging in friendly competitions or hosting gatherings with friends and family. Additionally, the rooftop patio offers breathtaking panoramic views of the Bow River, Fort Calgary, Calgary Stampede Exhibition Grounds, and the vibrant downtown skyline. This unparalleled setting is sure to leave a lasting impression on all who visit. With its prime location and remarkable amenities, this condo presents an exceptional opportunity for those seeking a property in an accessible urban lifestyle in downtown Calgary. Don't miss your chance to own this remarkable piece of real estate that offers both convenience and breathtaking beauty. Schedule your viewing today! Bike storage included. Rental of storage locker and underground parking pending availability. See lobby bulletin board.**

Inclusions: **none**
Property Listed By: **Coldwell Banker United**

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







