



THE
A-TEAM

**RE/MAX
FIRST**

630 8 Avenue #516, Calgary T2G 5T2

MLS® #: **A2187997**

Area: **Downtown East Village**

Listing Date: **01/31/25**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Calgary**
City/Town: **2003**

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **803**
Low Sqft:
Ttl Sqft: **803**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|--------------|-------------------|-------|----------------|
| Laundry | Main | 6`6" x 4`2" | 4pc Bathroom | Main | 5`6" x 7`9" |
| Entrance | Main | 8`10" x 5`7" | Bedroom - Primary | Main | 10`10" x 12`5" |
| Bedroom | Main | 12`0" x 9`5" | Walk-In Closet | Main | 7`7" x 3`9" |
| Dining Room | Main | 6`3" x 9`11" | Living Room | Main | 10`8" x 12`11" |
| Kitchen | Main | 9`4" x 9`4" | Balcony | Main | 7`0" x 6`10" |

Legal/Tax/Financial

Condo Fee:
\$581

Title:
Fee Simple

Zoning:
CC-EPR

Fee Freq:
Monthly

Legal Desc: **0310829**

Remarks

Pub Rmks: **Top-Floor Corner Unit in East Village - Prime Downtown Living! Discover this newly renovated top-floor end-unit in one of Calgary's most sought-after downtown communities—East Village! This vibrant and trendy neighborhood offers scenic Bow River pathways, charming shops, and fantastic dining options. This bright corner unit features sunny south-facing views and a thoughtfully designed open floor plan. The large living room provides ample space for relaxation and entertaining. The brand-new kitchen boasts a stylish island and stainless steel appliances. Both bedrooms are generously sized and complemented by a spacious 4-piece bath. Additional highlights include in-suite laundry and storage, heated underground parking, and elevator access for convenience. Condo fees include heat and electricity! Enjoy the ultimate urban lifestyle with City Hall, the C-Train Station, the Public Library, Bell Music Centre, Fort Calgary, LRT, the Saddledome, and the downtown core all within walking distance. Don't miss this incredible opportunity—book your showing today!**

Inclusions: **N/A**
Property Listed By: **Engel & Völkers Calgary**

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











