



THE
A-TEAM

**RE/MAX
FIRST**

630 8 Avenue #217, Calgary T2G 5T2

MLS® #: **A2199711**

Area: **Downtown East
Village**

Listing Date: **03/05/25**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **750**
Low Sqft:
Ttl Sqft: **750**

DOM

32
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat:
Park Feat:

Assigned, Parkade, Secured, Stall, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Wood Frame**
Flooring: **Laminate, Tile, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked**
Int Feat: **Laminate Counters, No Smoking Home, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 7`10"	Bedroom	Main	13`6" x 9`5"
Kitchen	Main	9`8" x 8`1"	Living Room	Main	16`11" x 12`7"
Bedroom - Primary	Main	10`10" x 17`10"			

Legal/Tax/Financial

Condo Fee:
\$581

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EPR**

Monthly

Legal Desc: 0310829

Remarks

Pub Rmks: **Welcome to this beautifully updated corner unit condo, offering 2 spacious bedrooms, 1 modern bath, and an open-concept layout in one of the best locations Calgary has to offer. The primary bedroom features a walk-in closet, while the entire unit boasts a sleek, contemporary design with newer floors (2019-2025). Enjoy the convenience of in-suite full-size laundry, underground parking, and a secure storage locker. This pet-friendly building allows short-term rentals, making it a fantastic investment opportunity! Located just steps from the Saddledome, Fort Calgary, the river, Stampede Grounds, and the LRT line, this condo offers unparalleled access to everything downtown Calgary has to offer. Plus, a brand-new squash court has just been built nearby! With low condo fees that include ALL utilities, this is a rare find in a prime location. Don't miss out—schedule your viewing today!**

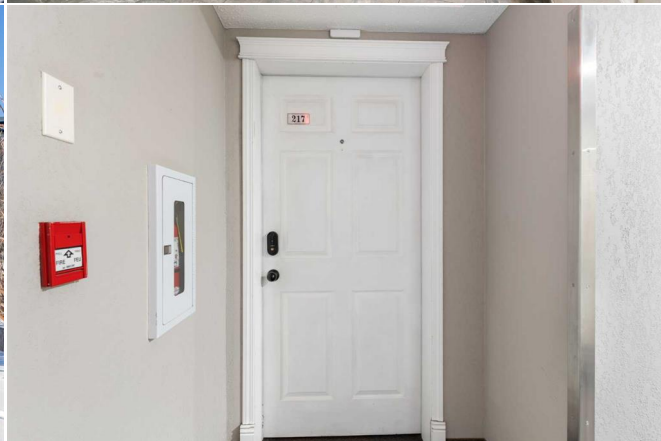
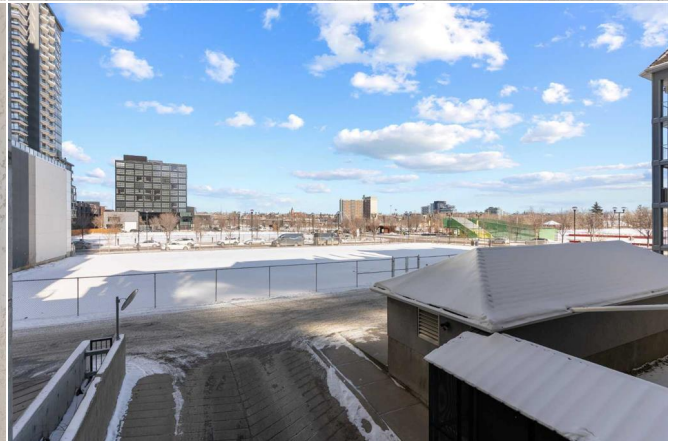
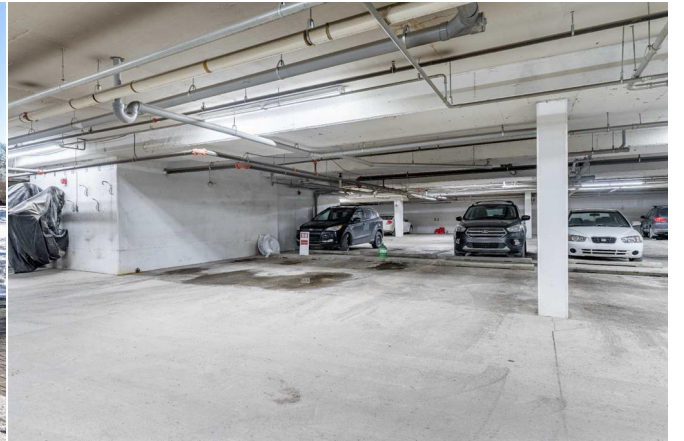
Inclusions: N/A
Property Listed By: CIR Realty

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









217-630 8 Ave SE, Calgary, AB

Main Floor Interior Area 748.61 sq ft



PREPARED: 20250211



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.