

# **\$314,900 - 401, 630 8 Avenue Se, Calgary**

MLS® #A2256492

**\$314,900**

2 Bedroom, 1.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

An amazing opportunity to get into a building that is set up perfectly for long term owners or even short term (AIRb&B type) rentals! The location is perfect, as it has close access to river walking/biking paths plus shopping and restaurants in East Village AND Inglewood. There are two LARGE bedrooms (one just needs a closet or Armoire) that could easily accommodate a King sized bed and are perfect for a small family or someone who wants a roommate. Or there's the flexibility of knowing you could use the second bedroom as a Large Living room or office! You'll also enjoy, easy to maintain hardwood floors and lino (there is no carpet), an updated kitchen with stainless steel appliances, a new tap plus a breakfast bar, newer taps and flooring in the bathroom, a large laundry/storage room with even more storage in the 5 by 3 storage locker on the same floor, a large walk in closet in the Primary bedroom, a good sized balcony to relax on and secured, heated, underground parking! As an additional bonus you can have the comfort of knowing all your utilities are covered within the condo fees! Possession can be immediate if needed. If location and flexibility of ownership is important to you, you need to put this condo on your must see list!

Built in 2003

## **Essential Information**

MLS® #

A2256492



|                |                   |
|----------------|-------------------|
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 746               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401, 630 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5T2               |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Garage Door Opener, Heated Garage, Underground         |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks                     |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                                   |
| Cooling           | None                                                                                                                                |
| # of Stories      | 5                                                                                                                                   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | CC-EPR               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.