

\$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
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