

580, 310 8 Street SW
Calgary, Alberta

MLS # A2180177



\$250,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	744 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Stone Counters, Storage		

Inclusions: N/A

Welcome to this charming 1-bedroom, 1-bathroom condo in Eau Claire, perfectly situated just steps from the river, scenic pathways, and all the amenities downtown Calgary has to offer. Whether you're a first-time buyer, investor, or looking for a convenient urban retreat, this unit has everything you need. The kitchen has been updated to blend function and style, featuring quartz countertops, a raised breakfast bar, undermount granite sink, updated appliances, and ample cabinet space. A handy pantry/storage room provides extra space to keep everything organized. The open living and dining area showcases light-toned laminate flooring creating a cozy and inviting atmosphere. The bedroom is comfortably sized with plush carpeting, a large window that fills the space with natural light, and generous closet space. The bathroom is finished with marble flooring and a tiled tub surround, a jacuzzi tub for relaxing soaks, quartz vanity, and custom maple cabinets with soft-close features. Additional conveniences include in-suite laundry with a full-sized washer and dryer, a private balcony for fresh air and city views, and heated underground assigned parking. The building offers even more perks, such as bike storage, a rooftop patio with stunning views of the city and river, and a fitness center with a sauna. With its unbeatable location and thoughtful updates, this condo offers a fantastic opportunity to enjoy a downtown lifestyle in a peaceful, riverside setting. Don't miss out!