



## 310 8 Street Calgary Alberta

\$250,000

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! (id:6769)

Living room 14.42 Ft x 13.67 Ft

Dining room 8.25 Ft x 13.67 Ft

Kitchen 8.00 Ft x 6.83 Ft

Bedroom 13.83 Ft x 10.75 Ft

4pc Bathroom 4.92 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.jillstewart.ca/>



**See**

**Mirror**

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