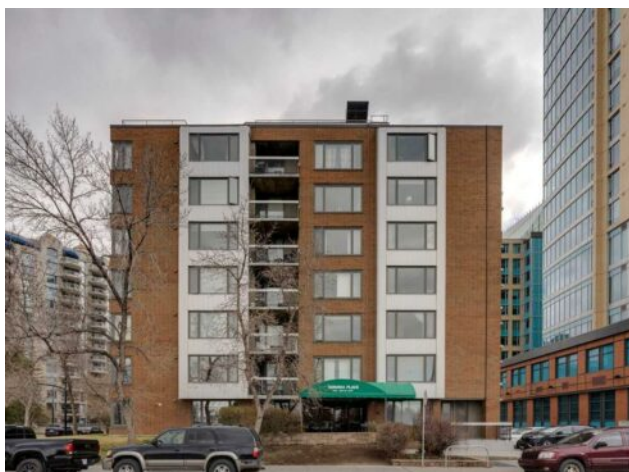


550, 310 8 Street SW
Calgary, Alberta

MLS # A2214996



\$265,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 931
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Located along the 8th Street Revitalization Project, Sonoma Place is a secure, well managed gem of a building offering prime walkability, large suites, a fitness facility, rooftop patio and 2 elevators. This 2 bedroom, 2 bathroom corner unit offers great views, open floorplan, with plenty of storage and in-suite laundry. The primary bedroom has its own full ensuite. There is another full bathroom, for the 2nd bedroom. They don't build them like this anymore. Sonoma Place is a concrete building with spacious layouts. This unit allows you to have a sizable dining area, comfortable living room and a sitting area, with river views, perfect for a home office setup. Skip over the 10th Street bridge to Kensington for some shopping and a nice meal. Stroll around the corner to Alforno Bakery. Hop on a bike and cruise the Bow River Pathway. This location is an urban dream at an affordable price.