

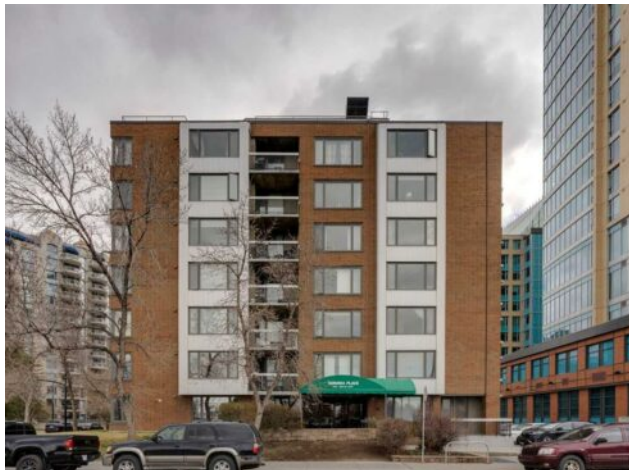


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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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.