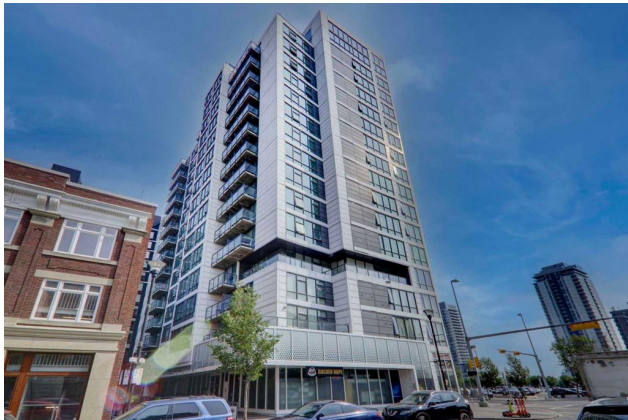


450 8 Avenue #1202, Calgary T2G 1T2

MLS® #: **A2151539** Area: **Downtown East Village** Listing Date: **07/22/24** List Price: **\$245,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **397**
 Low Sqft:
 Ttl Sqft: **397**

DOM

56
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Electric Cooktop,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Granite Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`0" x 8`11"	Living Room	Main	11`4" x 9`1"
4pc Bathroom	Main	7`9" x 4`10"	Bedroom - Primary	Main	15`8" x 8`11"

Legal/Tax/Financial

Condo Fee: **\$420** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

1710419

Remarks

Pub Rmks:

Discover urban living at its finest with this pet friendly, 1 bed, 1 bath condo in Calgary's vibrant East Village. This stylish unit features an open living and kitchen area with large sliding glass doors leading to a west-facing balcony, perfect for enjoying breathtaking views of the Calgary Tower, the new central library, and city hall. The kitchen is fully equipped with stainless steel appliances, sleek granite countertops, and a space-saving European washer/dryer combo tucked away for convenience. The cozy bedroom offers a comfortable retreat also with city views, while the 4-piece bath includes a tub/shower combo and a modern granite vanity. Located in the N3 building, you'll have access to fantastic common areas, including a fitness centre with stunning city views, and a great rooftop patio, ideal for entertaining or relaxing, with shaded areas and common BBQ facilities. The building's prime location means you're fully walkable to all amenities, with shops, restaurants, and entertainment venues just steps away. This unit is perfect for those seeking the ultimate urban lifestyle in one of Calgary's most dynamic neighbourhoods. With reasonable condo fees and all furniture included, this move-in-ready condo is available for immediate occupancy. Don't miss out on this incredible opportunity—call now for your private showing!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

