

450 8 Avenue #505, Calgary T2G 1T2

MLS® #: **A2163792** Area: **Downtown East Village** Listing Date: **09/09/24** List Price: **\$259,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 01-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **430**
 Low Sqft:
 Ttl Sqft: **430**

DOM

74
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Off Street**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`2" x 8`9"	Living Room	Main	9`10" x 9`1"
Bedroom	Main	9`4" x 6`9"	Bedroom - Primary	Main	8`11" x 10`3"
4pc Bathroom	Main	8`1" x 4`11"	Balcony	Main	8`10" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$373

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1710419**

Remarks

Pub Rmks: **Very good starter home or investment property. Downtown living, right beside the Central Public Library, steps away from Bow Valley College, LRT station, Studio Bell, and all amenities, welcome to this cozy 2 bedrooms apartment unit in convenient East Village. It features new quartz counter tops in the kitchen and bathroom, new paint, and large balcony. It has 2 bedrooms and 1 full bathroom, sunny and bright living room, convenient kitchen and eating area, and underground storage locker. This building has roof top patio with BBQ equipment, and gym area with beautiful views. It closes to library, public transit, shopping, restaurants, and easy access to major roads. ** 505 450 8 Ave SE ****

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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











