



THE
A-TEAM

**RE/MAX
FIRST**

1620 8 Avenue #451, Calgary T2N 1C4

MLS®#: **A2175443**

Area: **Hounsfield
Heights/Briar Hill**

Listing **10/25/24**

List Price: **\$364,900**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,183**

Low Sqft:

Ttl Sqft: **1,183**

DOM

57

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`1" x 9`4"	Living Room	Main	18`2" x 13`3"
Dining Room	Main	8`6" x 11`7"	Bedroom	Main	14`11" x 9`5"
Bedroom	Main	14`11" x 10`3"	3pc Bathroom	Main	7`7" x 6`2"
Bedroom - Primary	Main	20`8" x 10`10"	4pc Ensuite bath	Main	4`11" x 7`5"
Storage	Main	8`1" x 4`3"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$798

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 8311305

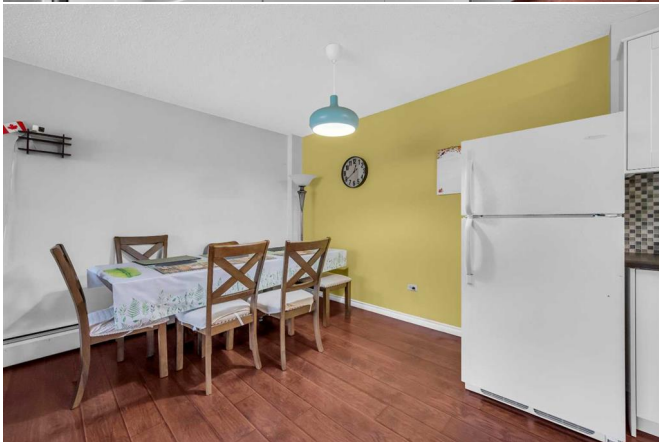
Remarks

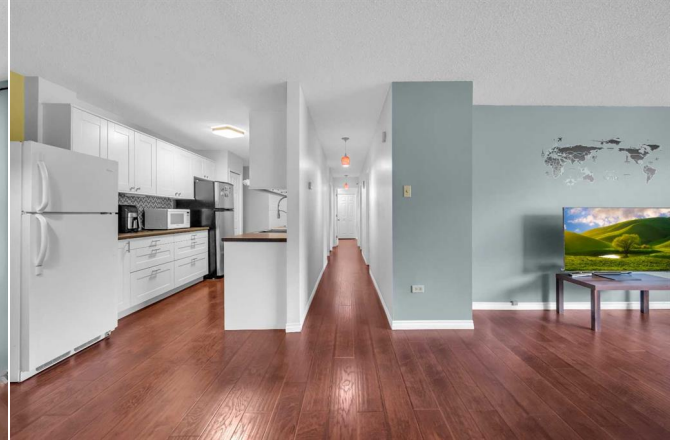
Pub Rmks: **Stunning Top-Floor Condo in Briar Hill - Ideal Location for Families, Students, and Investors! Offering nearly 1,200 square feet of contemporary living, all on one level. This rare 3-bedroom, 2-bathroom unit boasts a modern open floor plan, featuring a sleek galley kitchen, newer cabinets, updated flooring, and stylishly renovated bathrooms. It's the perfect blend of comfort and convenience. This well-maintained concrete building has seen significant updates, including balconies (2014), windows, fire alarm system, and roof (2015). The generous private balcony offers serene views of green spaces and community gardens, with the added convenience of being able to see your parking stall—perfect for using your vehicle's auto-start during colder months. The unit itself features in-suite storage, a European washer, and access to a common laundry area. Condo fees include everything, and access to the building's excellent amenities. Enjoy the basketball court, a flourishing community garden, and a large covered outdoor patio with BBQs, ideal for entertaining. There's also a party room available for larger gatherings, perfect for hosting friends and family. The property is situated in the peaceful and highly desirable Briar Hill community, known for its walking paths and green spaces, yet conveniently close to all major amenities. Located directly opposite SAIT—making it an ideal spot for students or professionals—the condo is also just steps from the C-Train and minutes from the trendy shops and restaurants of Kensington. For families, the location couldn't be better, with top-rated schools within a 10-minute drive. Don't miss this incredible opportunity - schedule your private viewing today!**

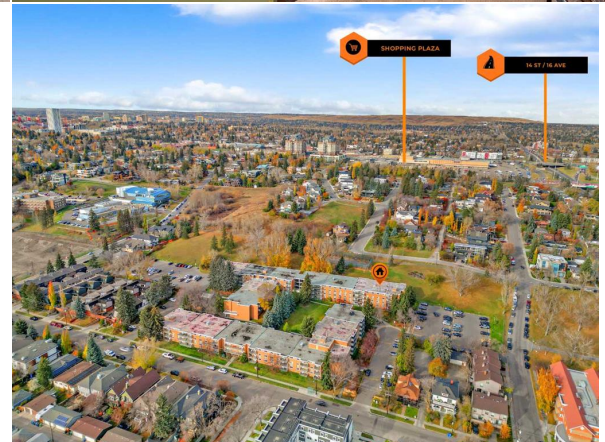
Inclusions: NA
Property Listed By: eXp Realty

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











451-1620 8 Ave NW, Calgary, AB

Main Floor Interior Area 1183.06 sq ft



PREPARED: 2024/10/01



While regions are excluded from total floor area in GUCSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.