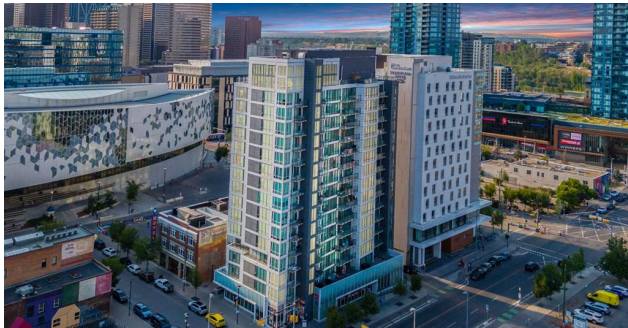


450 8 Avenue #212, Calgary T2G1T2

MLS® #: **A2181763** Area: **Downtown East Village** Listing Date: **12/03/24** List Price: **\$235,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **424**
 Low Sqft:
 Ttl Sqft: **424**

DOM

18
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**
 Int Feat: **Laminate Counters, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`0" x 8`0"	Bedroom	Main	8`4" x 11`4"
Foyer	Main	6`1" x 4`6"	Kitchen	Main	5`9" x 13`0"
Living Room	Main	16`9" x 8`1"			

Legal/Tax/Financial

Condo Fee: **\$366** Title: **Fee Simple** Zoning: **CC-ET**
 Fee Freq: **Monthly**

Legal Desc: **1710419**

Remarks

Pub Rmks:

Welcome to the N3 Building in East Village with one of Calgary's highest walk, transit and bike scores! Its close proximity to the C-train, Saddledome, Stampede grounds, Studio Bell (home of the National Music Centre), the new Central Library, Superstore, all the cafes, restaurants such as Char-Bar and trendy shops of East Village and river pathways are just many reasons why this location is absolutely perfect. You are greeted by a spacious foyer when you enter the unit and an abundance of natural light flows throughout as you walk through from the kitchen to the main living space. The living room features both South & East facing floor-to-ceiling windows with access to a private balcony with prime views of Studio Bell. Your bedroom also has wall-to-wall south-facing windows. Your kitchen has all the essentials, including plenty of cabinet space, all stainless steel appliances and features an European washer/dryer combination unit. Enjoy the breathtaking views of the downtown skyline from the multi-level gym and rooftop patio fully equipped with BBQs, the perfect place to wind down on those summer nights. Book your appointment with your favorite agent now! *See 3D/Virtual Tour*

Inclusions:

2 PAX Closets (Entrance & Bedroom)

Property Listed By:

CIR Realty

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



