



THE
A-TEAM

**RE/MAX
FIRST**

450 8 Avenue #505, Calgary T2G 1T2

MLS® #: **A2195236**

Area: **Downtown East Village**

Listing Date: **02/22/25**

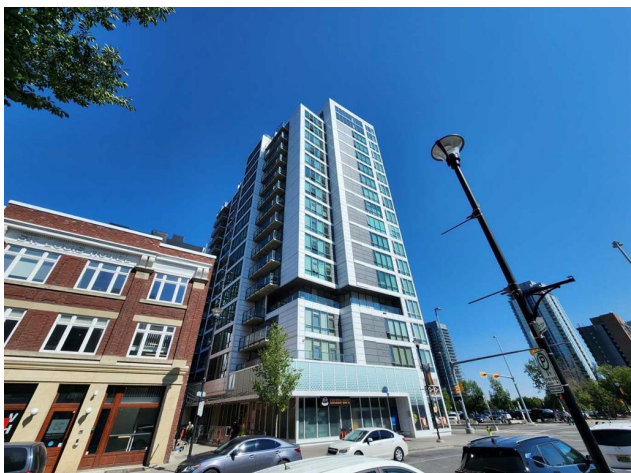
List Price: **\$254,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-Apr**

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

43
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

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

Utilities and Features

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

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$373

Fee Simple

CC-ET

Fee Freq:

Monthly

Legal Desc: 1710419

Remarks

Pub Rmks: **This 2-bedroom apartment in East Village is a fantastic opportunity for both first-time homebuyers and investors! Its prime location near key amenities like the Central Public Library, Bow Valley College, LRT station, and Studio Bell Music Centre makes it highly desirable for tenants or those looking for a convenient urban lifestyle. The modern updates, such as new quartz countertops, new paint, and vinyl flooring, add value and appeal, while the large balcony and rooftop patio with BBQ equipment offer great outdoor spaces. The inclusion of a gym area and underground storage locker further enhances the property's attractiveness. Its proximity to public transit, shopping, dining, and major roads makes it a practical and appealing choice. This could be a great investment or starter home ** 505 450 8 Ave SE ****

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

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









