



THE
A-TEAM

**RE/MAX
FIRST**

450 8 Avenue #505, Calgary T2G 1T2

MLS® #: **A2195236**

Area: **Downtown East Village**

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

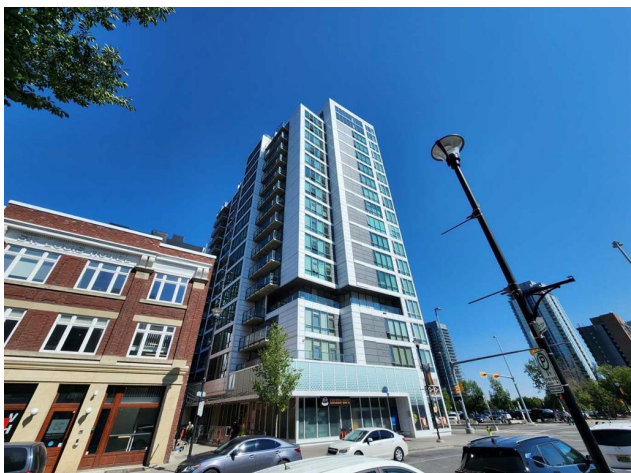
List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

-0
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:
Utilities: **Quartz Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:
\$373

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-ET**

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, new vinyl floor, 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: 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









