



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1616 8 Avenue #227, Calgary T2N 1C3**

MLS®#: **A2196960**

Area: **Hounsfield  
Heights/Briar Hill**

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

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **894**  
Low Sqft:  
Ttl Sqft: **894**

**Assigned,Stall**

DOM

**0**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Balcony,Basketball Court,Outdoor Grill**

Construction: **Brick,Concrete,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
Int Feat: **No Smoking Home,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$618**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **8311305**

Remarks

Pub Rmks:

**Stunning Location, Unbeatable Value! Don't miss this incredible opportunity—perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfeld, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, you'll love calling this place home. Inside, You'll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees —ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage area for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior complexes, and more. Whether you're commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won't last long—hurry and book your showing today!**

Inclusions:

**All Light Fixtures**

Property Listed By:

**RE/MAX First**

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





