



THE
A-TEAM

**RE/MAX
FIRST**

1620 8 Avenue #457, Calgary T2N1C4

MLS®#: **A2205700**

Area: **Hounsfield
Heights/Briar Hill**

Listing **03/27/25**

List Price: **\$349,000**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **1,174**
Low Sqft:
Ttl Sqft: **1,174**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Barbecue,Basketball
Court,Courtyard,Fire Pit,Lighting,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`10" x 20`8"	4pc Ensuite bath	Main	7`4" x 4`11"
Bedroom	Main	10`3" x 12`8"	Bedroom	Main	9`5" x 12`8"
4pc Bathroom	Main	6`2" x 7`8"	Kitchen	Main	9`4" x 8`0"
Dining Room	Main	11`5" x 8`5"	Living Room	Main	13`2" x 18`3"
Laundry	Main	3`0" x 6`0"	Entrance	Main	3`6" x 8`5"
Balcony	Main	11`8" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$792

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8311305**

Remarks

Pub Rmks: **Welcome to this spacious and extensively renovated 1,174 square feet condo in the quiet, inner-city community of Hounsfield Heights/Briar Hill, perfect for investors, first-time buyers, or students. This 3-bedroom, 2-bathroom unit is located in a well-maintained concrete building and features North-facing windows throughout, offering a peaceful and private atmosphere. Enjoy the tranquility and fresh air provided by the nearby mature trees, creating the perfect setting for the morning coffee in the comfort of your balcony. The galley-style kitchen offers plenty of counter space and storage and is overlooking the dining area. The oversized primary bedroom easily accommodates a king-sized bed and includes a 4-piece ensuite bathroom. Two additional generously sized bedrooms and another 4-piece bathroom complete the unit, making it perfect for entertaining with family and friends. The unit also features a convenient in-suite laundry room. Additional perks include a spacious common kitchen, an assigned parking stall, reasonable condo fees that cover all utilities (heat, water, electricity and more), and high-speed fiber optic internet - perfect for remote work. The building offers a games/meeting room, secure bike storage, and a courtyard with a shared BBQ and play area. Located within walking distance of SAIT, Kensington, Riley Park, North Hill Centre, and various parks, this condo offers easy access to public transit, LRT stations, 14th Street, and Highway 1 for quick commuting around the city.**

Inclusions: **N/A**
Property Listed By: **One Percent Realty**

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









