



**GRASSROOTS**  
REALTY GROUP

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401, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2235498



**\$299,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Experience vibrant urban living in this bright, south-facing 2-bedroom corner unit on the 4th floor of N3, Calgary's first car-free condo tower in the heart of East Village. With nearly floor-to-ceiling windows, enjoy sweeping views of the Central Library, Studio Bell, East Village, and the future Calgary Event Centre. This modern home features two private patios—including a wraparound deck-like balcony—insuite combo-laundry, stainless steel appliances, and quartz countertops. Residents benefit from a rooftop terrace, fitness centre, and secure bike storage, all steps from the scenic RiverWalk, CTrain, and the city's best cultural destinations. Embrace walkable, transit-friendly downtown living in one of Calgary's most dynamic neighbourhoods.