



GRASSROOTS
REALTY GROUP

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312, 450 8 Avenue SE
Calgary, Alberta

MLS # A2239606



\$230,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	441 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to N3—a modern and eco-friendly condo located in the heart of Calgary’s vibrant East Village. This stylish 1-bedroom, 1-bathroom unit features a smart open-concept layout with floor-to-ceiling windows that fill the space with natural light and offer sweeping views of the downtown skyline. The contemporary kitchen is equipped with sleek cabinetry, stainless steel appliances, and quartz countertops—perfect for urban living. The bedroom is efficiently designed for comfort and functionality. Additional features include in-suite laundry and a dedicated storage locker for added convenience. Residents of N3 enjoy access to a fully equipped fitness center, rooftop patio with panoramic city views, bike storage, and communal lounges. Just steps from the C-Train, Central Library, Superstore, river pathways, and the best of East Village dining and entertainment—this is downtown living at its finest.