

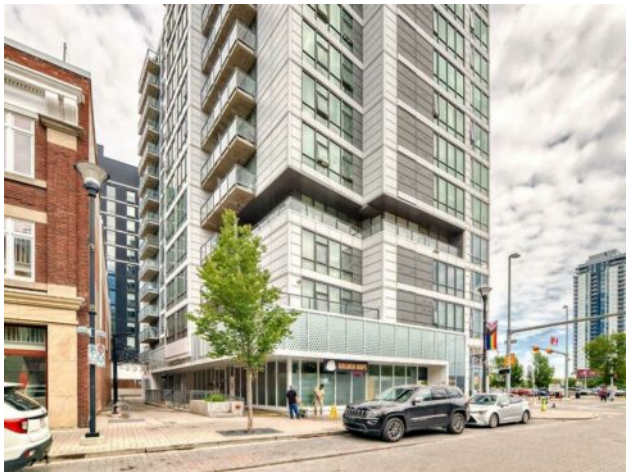


GRASSROOTS
REALTY GROUP

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1007, 450 8 Avenue SE
Calgary, Alberta

MLS # A2246664



\$229,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	404 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: all furniture, Washer/dryer combination

This immaculate property offers an incredible location with the convenience of walking or biking to all areas of downtown as well as the river. It is only steps to City Hall LRT Station (free rides throughout downtown), Superstore, the Central Library, Bow Valley College, Tim Hortons, river pathways, Stampede Park, and all the shops of the downtown core. The secure, well-maintained and well-managed building presents beautifully and offers an ideal urban lifestyle. The one bedroom unit is bright and spacious, highlighted by floor-to-ceiling windows that showcase panoramic views from both the living room and the master bedroom. The open concept from the kitchen to the living room features vinyl plank flooring throughout. The kitchen is finished with high gloss cabinetry, stainless steel appliances, quartz countertops, and a built-in washer and dryer combination for convenience. The living room opens onto a generous deck where you can take in the views. Large master bedroom and a 4 piece bath finish the unit. Residents of the building enjoy access to outstanding amenities, including a fully equipped fitness center, a rooftop patio with breathtaking city views, top-of-the-line bike storage, a communal lounge, and an extra storage locker. Offered fully furnished if desired (as shown in photos), this stylish turnkey condo is perfect for anyone looking to enjoy the ease and vibrancy of downtown living.