



**GRASSROOTS**  
REALTY GROUP

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912, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2250827



**\$229,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	434 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 374
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: n/a

Welcome to N3 &ndash; a modern, eco-friendly condo in the heart of Calgary's vibrant East Village. This stylish 1-bedroom, 1-bathroom home offers a thoughtfully designed open-concept layout, highlighted by floor-to-ceiling windows that flood the space with natural light and showcase sweeping views of the East Village and Stampede Grounds. The contemporary kitchen features sleek cabinetry and stainless steel appliances&mdash;perfectly suited for both everyday living and entertaining. The bedroom is designed with comfort and efficiency in mind, while in-suite laundry and a dedicated storage locker add everyday convenience. Residents of N3 enjoy exceptional building amenities, including a fully equipped fitness center, rooftop patio with panoramic city views, bike storage, and inviting communal lounges. With the C-Train, Central Library, Superstore, river pathways, and some of Calgary's best dining and entertainment just steps from your door, this is downtown living at its finest.