



**GRASSROOTS**  
REALTY GROUP

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805, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2284733



**\$220,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	428 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

SUN-FILLED SOUTH-FACING 1 BEDROOM + DEN WITH GREAT VIEWS! Located in the heart of East Village, this modern condo offers the ultimate downtown lifestyle. The functional layout includes a spacious bedroom plus a versatile den that can easily serve as a second bedroom or home office. The kitchen features sleek stone counters, ample cabinetry, and a premium stainless steel built-in appliance package, while the combined washer/dryer adds everyday convenience. Enjoy a bright, open living space with floor-to-ceiling windows that showcase daytime sunlight and stunning nighttime skyline views. Step out onto your private balcony to take in the sights of the Central Library. The building is packed with amenities: a rooftop patio with BBQs and 360° city views, a fully equipped gym on the 16th floor, lounge, bike storage, and personal storage lockers. Just steps from the LRT, Studio Bell, restaurants, shopping, and the Central Library, this condo combines style, convenience, and location