



605, 450 8 Avenue SE
Calgary, Alberta

MLS # A2285168



\$237,900

Division: Downtown East Village

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 429 sq.ft. **Age:** 2015 (11 yrs old)

Beds: 2 **Baths:** 1

Garage: None

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 373

LLD: -

Zoning: DC

Utilities: -

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Hardwood

Roof: Flat Torch Membrane, Concrete

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, See Remarks, Vinyl Windows

Inclusions: N/A

Welcome to Unit 605 at N3 (450 8 Avenue SE) — a bright and functional 2-bedroom, 1-bath condo offering approx. 429 sq ft of well-planned living space. The open-concept layout features a modern kitchen with stainless steel appliances, sleek cabinetry, and in-suite laundry, flowing into the cozy living area with large windows and access to your private balcony. Enjoy a standout urban outlook with views toward Calgary's Central Library, plus the convenience of a secure building with elevator access, a mailroom with parcel lockers, and assigned storage! Located in the heart of East Village, you're steps from local cafes, dining, shopping, parks, and river pathways—perfect for first-time buyers, students, or investors looking for a prime downtown lifestyle.