

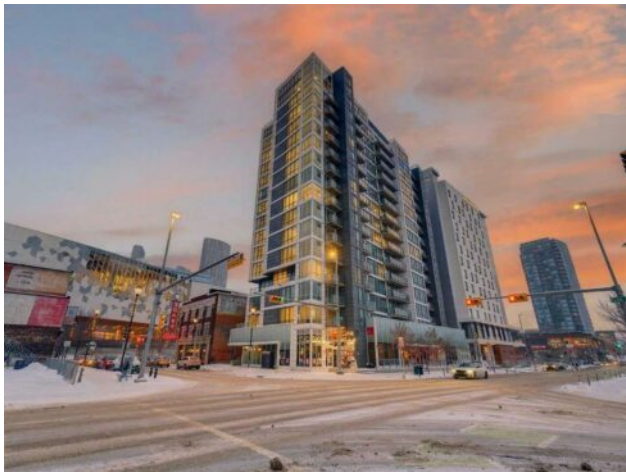


GRASSROOTS
REALTY GROUP

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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:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Concrete	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
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.