



GRASSROOTS
REALTY GROUP

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356, 1620 8 Avenue NW
Calgary, Alberta

MLS # A2288927



\$340,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,181 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood, Parquet	Sewer:	-
Roof:	-	Condo Fee:	\$ 816
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: n/a

RARE 3-bed, 2-bath layout in the concrete Cedar Brae Gardens. This sought-after configuration provides plenty of space for a family or roommates, with the low-maintenance benefits of condo living. The interior features large living and dining areas with refinished hardwood parquet flooring and substantial natural light from the south exposure. The kitchen is updated with dark cabinetry, a mosaic tile backsplash, and an updated appliance package. Both bathrooms have been refreshed, including a dedicated 3pc ensuite bath for the primary bedroom. For added convenience, you get an in-suite combination washer/dryer. The south-facing balcony offers a direct view over the quiet, landscaped courtyard and the downtown skyline. The complex is exceptionally well-maintained, having completed several building-wide efficiency and aesthetic upgrades: new unit and elevator doors (2025), hallway painting (2025), balcony doors (2019), and four new hot water tanks (2018). These complement earlier updates to windows and balcony railings & glass. Residents have access to an extensive amenity package: a games room with table tennis and shuffleboard, a social room, and a first-floor rec room with a full kitchen available for booking. The grounds feature expansive private green space, a community garden, and a gazebo with built-in BBQ pits and fire pits. The ideal location is a strategic choice for commuters, situated within walking distance of Kensington, North Hill Mall, and the Lions Park LRT station. This is a rare opportunity to own a large, 3-bedroom apartment in prestigious Hounsfield Heights/Briar Hill. Call today!