



**1206, 450 8 Avenue SE
Calgary, Alberta**

MLS # A2296879



\$229,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 513 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Boiler | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 459 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: Portable A/C, TV, Wardrobe

This bright and modern 2-bedroom, 1-bath condo on the 12th floor offers stunning elevated views and a functional layout perfect for professionals, students, or investors. Step inside to discover an open-concept living space designed for both comfort and efficiency, with large windows flooding the unit with natural light. The well-appointed kitchen flows seamlessly into the living area, creating the perfect setting for relaxing or entertaining. Residents enjoy access to a wide range of amenities, including --Fully equipped fitness Centre --Dedicated Co-working Space ideal for remote work or study -- Secure Bike Storage -- Expansive Outdoor BBQ and Picnic Area for entertaining and relaxing. Located in a vibrant and growing community, you're just steps away from shopping, boutique cafes, the LRT, and multiple post-secondary campuses, making this an unbeatable location for convenience and lifestyle. Whether you're looking for your first home, a low-maintenance lifestyle, or a smart investment opportunity, this 12th-floor unit checks all the boxes. Book a showing with your favorite realtor.