



367, 1620 8 Avenue NW
Calgary, Alberta

MLS # A2298071



\$285,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Vinyl Windows		

Inclusions: n/a

Welcome to the charming 2 bedroom, 1 bathroom condo offering comfort, convenience, and incredible potential! This well laid out unit features bright, open living spaces and a functional floor plan perfect for the first time buyers, downsizers, or savvy investors. What truly sets this home apart and what is exceptionally rare in the inner city is the direct walk-out to green space. Opportunities like this are few and far between, offering a private, natural extension of your living area right outside your door. Whether it's morning coffee in the fresh air, a safe and convenient space for your dogs, or simply the luxury of greenery in an urban setting, this feature is highly sought after and seldom available. The kitchen and living areas provide a warm, inviting atmosphere, perfect for relaxing or entertaining. Ideally located just minutes from Southern Alberta Institute of Technology (SAIT) and only blocks from vibrant shops, cafes, and restaurants of Kensington, this home places you right in the heart of one of the city's most desirable areas. With strong rental appeal, pet-friendly convenience, and that rare inner city outdoor access, this property presents an exceptional investment opportunity. Don't miss your chance to own a unique urban condo where lifestyle and value meet!