



1503, 450 8 Avenue SE
Calgary, Alberta

MLS # A2300491



\$210,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	414 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: All interior contents

Welcome to this beautifully appointed, fully furnished home offering exceptional value in a prime downtown location. Designed for effortless urban living, this turnkey property includes all kitchenware and even a cruiser bike—perfect for exploring the city on foot or along the scenic river pathways. Ideally situated just steps from the LRT station, Superstore, Central Library, Bow Valley College, Tim Hortons, Stampede Park, and a wide array of shops and amenities, everything you need is truly within reach. The secure, professionally managed building is well maintained and presents beautifully. Inside, the bright and spacious one-bedroom unit is highlighted by floor-to-ceiling windows in both the living room and bedroom, filling the space with natural light and offering sweeping panoramic views. The open-concept design seamlessly connects the kitchen and living area, enhanced by durable vinyl plank flooring throughout. The modern kitchen features sleek high-gloss cabinetry, stainless steel appliances, quartz countertops, and the convenience of an in-suite washer and dryer. The living room extends onto a generous west-facing balcony—an ideal place to unwind while taking in stunning city and mountain views. A spacious primary bedroom and a well-appointed four-piece bathroom complete the interior. Residents enjoy access to premium amenities, including a fully equipped fitness centre, a rooftop patio with breathtaking views, secure bike storage, a communal lounge, and an additional storage locker. Offered fully furnished as shown, this stylish condo is an outstanding opportunity for those seeking comfort, convenience, and vibrant downtown living at an affordable price. For those with a vehicle, monthly parking is available in a city lot located directly across the street.