



222, 1616 8 Avenue NW
Calgary, Alberta

MLS # A2300577



\$239,990

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this exceptionally well valued condo in the highly sought after community of Briar Hill/Hounsfield Heights. Offering 890 square feet of thoughtfully designed living space, this bright and spacious unit features two generously sized bedrooms, both over 15 feet in length, providing comfort and flexibility rarely found at this price point. The functional galley kitchen flows seamlessly into the dining area and opens into an expansive living room, creating an ideal layout for everyday living and entertaining. Step out onto your private balcony to enjoy fresh air and a peaceful setting. Recently updated luxury vinyl plank flooring runs throughout the main living areas, complemented by durable and easy to maintain ceramic tile in the kitchen and bathroom. A standout feature of this home is the oversized storage room, offering excellent potential to be converted into a convenient in suite laundry and storage space. Enjoy the benefits of a very attractive condo fee that includes all utilities, assigned parking, and professional management, making ownership simple and stress free. Perfectly located, you are just minutes from the vibrant shops and restaurants of Kensington, the Bow River pathways, and Calgary's downtown core, while still enjoying a quiet retreat away from the hustle and bustle. Nearby amenities include Lions Park LRT Station, North Hill Shopping Centre, SAIT, the University of Calgary, and the expansive green space of Riley Park. An outstanding opportunity for first time buyers, investors, or anyone seeking unbeatable value in a prime inner city location.