

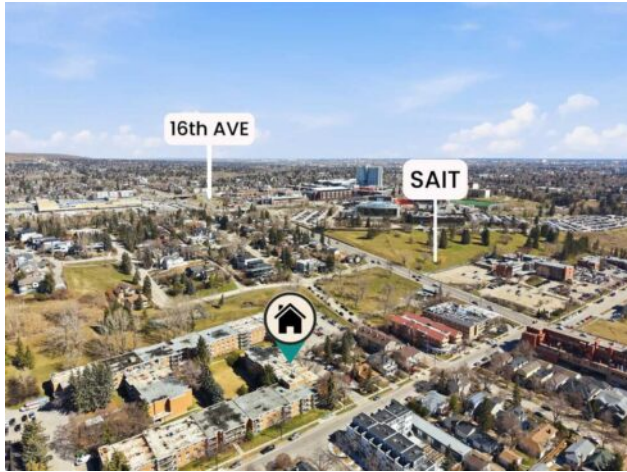


GRASSROOTS
REALTY GROUP

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122, 1616 8 Avenue NW
Calgary, Alberta

MLS # A2303517



\$219,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Parquet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Storage		
Inclusions:	N/A		

Welcome to a lifestyle that balances connection and calm in the heart of Calgary’s inner city. Tucked into the elevated community of Hounsfield Heights/Briar Hill, this affordable 2-bedroom apartment offers the rare combination of walkable convenience and a quieter residential setting just minutes from downtown. Step inside and you’ll find a bright, functional layout designed for everyday living. The spacious living room creates a comfortable place to unwind or entertain, while large windows bring in natural light and a sense of openness. The kitchen offers practical workspace and storage, with undercabinet lighting adding both function and warmth. Two well-sized bedrooms provide flexibility for roommates, guests, or a home office, and a full bathroom with a heat lamp adds an extra layer of comfort. One of the standout features of this home is the ground floor balcony, offering easy outdoor access and a seamless extension of your living space. Whether it’s a quiet morning coffee or a bit of fresh air after work, this is a space you’ll appreciate year-round. The unit also includes a large in-suite storage room and an assigned parking stall for added convenience. Beyond the unit itself, the building enhances your lifestyle with a range of amenities. Enjoy a games room with space to relax and connect, an open courtyard with green space, and outdoor gathering areas with picnic tables and BBQs. Secure parcel delivery, visitor parking, and on-site laundry add to the ease of day-to-day living. The location is where this property truly shines. From your doorstep, you’re just steps to transit, making commuting downtown simple and efficient. Walk to the shops, cafes, and restaurants of Kensington, spend weekends in Riley Park, or explore the nearby Bow River pathways. SAIT and the Jubilee Auditorium are close by, along with several

schools and everyday amenities. It's a location that keeps you connected to everything you need, while still feeling slightly removed from the intensity of the downtown core. If you've been searching for an affordable inner-city home that offers both lifestyle and livability, this is an opportunity worth seeing in person. Book your private showing today and experience the balance of convenience and comfort for yourself.