



422, 1505 8 Avenue NW
Calgary, Alberta

MLS # A2136434



\$499,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,635 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Marble, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 806
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Steam Room, Storage, Track Lighting

Inclusions: Concrete Flower Planters

Bright, spacious with sweeping city skyline views and a trendy location, this impressive Executive apartment is a must see! Enjoy the large atrium windows with generous outdoor spaces (an East deck - 23'4" x 12) in addition to a huge (22'4" x 20'9" - West patio) for summer enjoyment and casual yet gracious entertaining. New Luxury Vinyl Plank flooring, Baseboards and trim, showcase the marble flooring in both the front entrance, kitchen and bathrooms while the new LG stainless steel stove invites culinary magic. Conveniently located in the heart of Kensington with easy walking access to Riley Park, restaurants, bistros, shops, theatres and fitness facilities (Pilates and a Yoga studio so close). Luxurious and generously sized rooms with an impressive, raised entrance and single level living below. Experience this unique, one of a kind building and condo - an expansive backdrop for your maintenance free lifestyle!