



1507, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2144242



**\$299,999**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	402 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub		

**Inclusions:** All existing furniture, cookware, dinnerware, glassware, plateware

PRICED TO SELL WITH ALL FURNITURE. READY FOR MOVE-IN OR RENTAL. LIVE RIGHT IN THE HEART OF DOWNTOWN IN THIS COZY 1 BEDROOM CONDO. Great building amenities feature a rooftop patio with fire pits and BBQ facilities, a fitness center, a residents' lounge, bike storage and an assigned storage locker. Fantastic location within the vibrant East Village, just 2 minutes walk to City Hall LRT Station, close to the new Superstore, Studio Bell Music Centre, Calgary Public Library, River Walk, restaurants, banks and everything else. Top floor residential unit with a gorgeous expansive view of the river and downtown. There are so many things to love about this unit. Thoughtful open floorplan, floor-to-ceiling windows, quartz countertops with full kitchen appliances. Call your favorite realtor to book your viewing today.