



GRASSROOTS
REALTY GROUP

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305, 450 8 Avenue SE
Calgary, Alberta

MLS # A2149583



\$269,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	431 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Experience modern urban living in Calgary's vibrant East Village at N3! This meticulously maintained 2-bedroom condo offers a bright west-facing unit on the 3rd floor, flooded with natural light through floor-to-ceiling windows. The contemporary kitchen features stainless steel appliances, granite countertops, and sleek white cabinets, complemented by elegant vinyl flooring throughout the open living space. The second bedroom is versatile, ideal for a home office or den. Additional conveniences include a separate storage unit and secure underground bike storage, catering to your active lifestyle. Exclusive amenities at N3 include a state-of-the-art gym on the 16th floor and a rooftop patio with breathtaking 360-degree views of downtown and the Saddledome. Located steps away from revitalized St. Patrick's Island, Inglewood, Bow Valley College, and the Central Library, N3 epitomizes urban convenience. Immerse yourself in the vibrant energy of East Village with its cultural attractions, parks, shops, and dining options. Whether you seek a dynamic urban lifestyle or a savvy investment, N3 offers the best of both worlds. Schedule your private tour today and discover the pinnacle of modern living in Calgary!