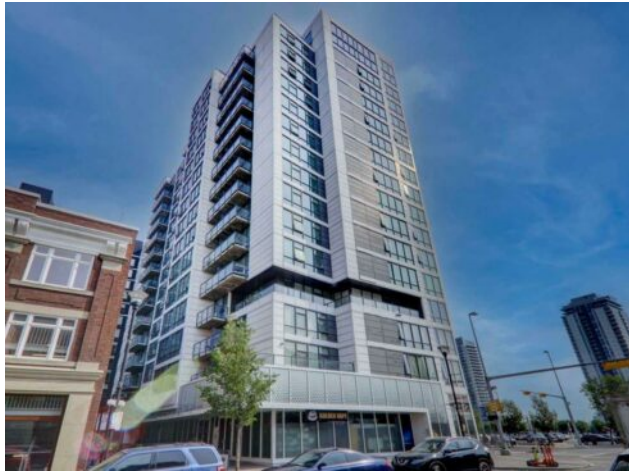




1202, 450 8 Avenue SE
Calgary, Alberta

MLS # A2151539



\$259,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	398 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: N/A

Discover urban living at its finest with this pet friendly, 1 bed, 1 bath condo in Calgary's vibrant East Village. This stylish unit features an open living and kitchen area with large sliding glass doors leading to a west-facing balcony, perfect for enjoying breathtaking views of the Calgary Tower, the new central library, and city hall. The kitchen is fully equipped with stainless steel appliances, sleek granite countertops, and a space-saving European washer/dryer combo tucked away for convenience. The cozy bedroom offers a comfortable retreat also with city views, while the 4-piece bath includes a tub/shower combo and a modern granite vanity. Located in the N3 building, you'll have access to fantastic common areas, including a fitness centre with stunning city views, and a great rooftop patio, ideal for entertaining or relaxing, with shaded areas and common BBQ facilities. The building's prime location means you're fully walkable to all amenities, with shops, restaurants, and entertainment venues just steps away. This unit is perfect for those seeking the ultimate urban lifestyle in one of Calgary's most dynamic neighbourhoods. With reasonable condo fees and all furniture included, this move-in-ready condo is available for immediate occupancy. Don't miss out on this incredible opportunity—call now for your private showing!