



**451, 1620 8 Avenue NW
Calgary, Alberta**

MLS # A2175443



\$364,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,183 sq.ft.	Age:	1968 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 798
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: NA

Stunning Top-Floor Condo in Briar Hill ‐ Ideal Location for Families, Students, and Investors! Offering nearly 1,200 square feet of contemporary living, all on one level. This rare 3-bedroom, 2-bathroom unit boasts a modern open floor plan, featuring a sleek galley kitchen, newer cabinets, updated flooring, and stylishly renovated bathrooms. It’s the perfect blend of comfort and convenience. This well-maintained concrete building has seen significant updates, including balconies (2014), windows, fire alarm system, and roof (2015). The generous private balcony offers serene views of green spaces and community gardens, with the added convenience of being able to see your parking stall‐perfect for using your vehicle’s auto-start during colder months. The unit itself features in-suite storage, a European washer, and access to a common laundry area. Condo fees include everything, and access to the building’s excellent amenities. Enjoy the basketball court, a flourishing community garden, and a large covered outdoor patio with BBQs, ideal for entertaining. There’s also a party room available for larger gatherings, perfect for hosting friends and family. The property is situated in the peaceful and highly desirable Briar Hill community, known for its walking paths and green spaces, yet conveniently close to all major amenities. Located directly opposite SAIT‐making it an ideal spot for students or professionals‐the condo is also just steps from the C-Train and minutes from the trendy shops and restaurants of Kensington. For families, the location couldn't be better, with top-rated schools within a 10-minute drive. Don't miss this incredible opportunity ‐ schedule your private viewing today!