



GRASSROOTS
REALTY GROUP

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505, 450 8 Avenue SE
Calgary, Alberta

MLS # A2195236



\$254,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	431 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

This 2-bedroom apartment in East Village is a fantastic opportunity for both first-time homebuyers and investors! Its prime location near key amenities like the Central Public Library, Bow Valley College, LRT station, and Studio Bell Music Centre makes it highly desirable for tenants or those looking for a convenient urban lifestyle. The modern updates, such as new quartz countertops, new paint, and vinyl flooring, add value and appeal, while the large balcony and rooftop patio with BBQ equipment offer great outdoor spaces. The inclusion of a gym area and underground storage locker further enhances the property's attractiveness. Its proximity to public transit, shopping, dining, and major roads makes it a practical and appealing choice. This could be a great investment or starter home ** 505 450 8 Ave SE

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