



**GRASSROOTS**  
REALTY GROUP

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502, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2199219



**\$199,999**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	405 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

PRICE REDUCED-Unique, modern condo situated right in the heart of East Village downtown! This one bedroom apartment offers the perfect downtown living experience. It features one bathroom, a convenient kitchen equipped with plenty of cabinets and kitchen necessities, a combined washer/dryer, a sun-lit living space and a balcony providing a beautiful view of central library. The building also includes countless amenities, including a rooftop patio with bbq equipment and 360 views of Calgary, a bike storage area, personal storage lockers, a lounge, and a state-of-the-art gym on the 16th floor, no gym membership needed! The building also boasts a perfect location, being only steps away from LRT, Studio Bell, restaurants, shopping, and central library! What an opportunity for the first-time buyer, young family and property investment with a high demand at this current hot rental market, which provides a steady income stream and potential for capital gain. Book a private showing with your favorite realtor today!