



457, 1620 8 Avenue NW
Calgary, Alberta

MLS # A2205700



\$349,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,174 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 792
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this spacious and extensively renovated 1,174 square feet condo in the quiet, inner-city community of Hounsfield Heights/Briar Hill, perfect for investors, first-time buyers, or students. This 3-bedroom, 2-bathroom unit is located in a well-maintained concrete building and features North-facing windows throughout, offering a peaceful and private atmosphere. Enjoy the tranquility and fresh air provided by the nearby mature trees, creating the perfect setting for the morning coffee in the comfort of your balcony. The galley-style kitchen offers plenty of counter space and storage and is overlooking the dining area. The oversized primary bedroom easily accommodates a king-sized bed and includes a 4-piece ensuite bathroom. Two additional generously sized bedrooms and another 4-piece bathroom complete the unit, making it perfect for entertaining with family and friends. The unit also features a convenient in-suite laundry room. Additional perks include a spacious common kitchen, an assigned parking stall, reasonable condo fees that cover all utilities (heat, water, electricity and more), and high-speed fiber optic internet – perfect for remote work. The building offers a games/meeting room, secure bike storage, and a courtyard with a shared BBQ and play area. Located within walking distance of SAIT, Kensington, Riley Park, North Hill Centre, and various parks, this condo offers easy access to public transit, LRT stations, 14th Street, and Highway 1 for quick commuting around the city.