



**GRASSROOTS**  
REALTY GROUP

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204, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2205865



**\$253,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	439 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: Washer/Dryer combo

Welcome to N3, a sought-after residence in the heart of East Village, Calgary's vibrant downtown community. This well-maintained 2-bedroom, 1-bathroom unit offers the perfect blend of modern convenience and urban lifestyle. With a thoughtfully designed open-concept layout, this home features a full kitchen, an in-suite washer/dryer combo, and sleek contemporary finishes throughout. Enjoy entertaining guests on your own private balcony, one of the largest in the building! Step outside and immerse yourself in the dynamic energy of downtown living. Stroll to the Calgary Public Library, catch a Flames game at the Scotiabank Saddledome, or explore an array of local caf  s, top-rated restaurants, and boutique shops just steps from your door. Commuting is a breeze with excellent transit options and extensive bike paths available. The N3 building is designed for active city dwellers, offering bike storage and an included storage unit for extra convenience. Whether you're enjoying the cozy comforts of home or embracing the best of Calgary's urban lifestyle, this property is a must-see! ?? Book your private tour today!