



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1407, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2209207



**\$219,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village              |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 402 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | None                               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Baseboard                      | Water:     | -      |
| Floors:     | Laminate                       | Sewer:     | -      |
| Roof:       | -                              | Condo Fee: | \$ 353 |
| Basement:   | None                           | LLD:       | -      |
| Exterior:   | Concrete                       | Zoning:    | CC-ET  |
| Foundation: | -                              | Utilities: | -      |
| Features:   | Open Floorplan, Stone Counters |            |        |

Inclusions: n/a

Discover urban living at its finest in this beautifully appointed one-bedroom condo nestled in the heart of East Village. The functional floor plan features modern white cabinetry, stainless steel appliances, and quartz countertops throughout, complemented by sleek laminate flooring. The open kitchen includes an inviting eating area, perfect for casual meals or entertaining. Natural light floods the spacious living room through floor-to-ceiling windows that open onto a private balcony, offering an amazing, expansive east-facing view of the city. The generously sized bedroom provides ample space for comfort and relaxation, while the full 4-piece bathroom boasts a quartz countertop vanity for a stylish finish. Perfect for a professional, first-time buyer, or an investor, this condo is situated in a prime location as an end unit near the Central Calgary Public Library, Hilton Hotel, Bell Centre, and is a short walk to both the Superstore and Winners. Enjoy the outdoors with a dog park and riverwalk paths just a block away, plus easy access to the free-fare Zone C-Trains, Calgary Stampede, Saddledome and Olympic Plaza. The building's amenities include an impressive two-storey gym on the top floor and a lovely rooftop patio that offers unimpeded views of the surrounding area. Experience the vibrant urban lifestyle and unparalleled convenience that East Village has to offer!