

# \$265,000 - 1201, 450 8 Avenue Se, Calgary

MLS® #A2210553

**\$265,000**

2 Bedroom, 1.00 Bathroom, 438 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Amazing value and location! Welcome to this incredibly functional 2-bedroom 1-bathroom condo in the N3 building, built with urbanism and innovative design in mind to promote walking, cycling, and alternate modes of transportation. Situated above Calgary's East Village district and offered turn-key & fully furnished, this corner unit exudes a minimalist yet practical vibe. As you enter, you will notice a coat closet to the left and a sleek kitchen featuring stainless steel appliances, granite countertops, and ample cabinetry. The quaint dining and living space is complemented by light vinyl plank floors, high ceilings and a neutral colour palette throughout. Step outside to your private balcony where you can soak in the awe striking view of Calgary's architectural wonders in the making, and the breathtaking mountains in the distance. Two generously sized bedrooms and a 4-piece bathroom complete the space. The unit comes equipped with an in-suite European washer/dryer, one assigned storage locker, underground bicycle parking, access to a full fitness center and rooftop terrace with an incredible 360 degree view of Calgary. Be sure to check out the state-of-the-art Central Library, renowned Studio Bell, Calgary's Riverwalk, St. Patrick's Island, and more all within walking distance! Enjoy an array of award-winning dining experiences at top Calgary restaurants such as Nopu or Charbar, or pick up a coffee & pastry from Sidewalk Citizen Bakery down the street. Schedule your



private viewing today!

Built in 2017

### Essential Information

MLS® #	A2210553
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	438
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1201, 450 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1T1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Storage, Trash, Roof Deck, Snow Removal
Parking	None

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination, Oven
Heating	Baseboard
Cooling	None
# of Stories	16

### Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	3
Zoning	CC-ET

**Listing Details**

Listing Office	Rentch Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.