



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

424, 1616 8 Avenue NW  
Calgary, Alberta

MLS # A2303176



**\$278,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hounsfield Heights/Briar Hill      |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 885 sq.ft.                         | Age:   | 1968 (58 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Parking Pad                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                         |            |          |
|-------------|-------------------------|------------|----------|
| Heating:    | Baseboard, Boiler       | Water:     | -        |
| Floors:     | Laminate, Parquet       | Sewer:     | -        |
| Roof:       | -                       | Condo Fee: | \$ 632   |
| Basement:   | -                       | LLD:       | -        |
| Exterior:   | Brick, Concrete         | Zoning:    | M-CG d72 |
| Foundation: | -                       | Utilities: | -        |
| Features:   | Ceiling Fan(s), Storage |            |          |

Inclusions: n/a

Welcome to this spacious, upgraded, two bedroom unit located on a quiet street in the desirable inner city community of Hounsfield Heights/Briar Hill. You are ideally located within a very short distance (could walk it all) to SAIT, U. of C., Riley Park, Lions Park LRT station, Northhill Shopping centre, river pathways, the city center, Prince's Island Park, as well as many excellent cafes and restaurants within the Kensington area. Fantastic location! The spacious open floor plan boasts refinished parquet flooring, laminate in the kitchen, completely upgraded kitchen with stainless steel appliances, ample cupboard and counter space and a dedicated dining area. The living room is open and bright and has the access door to the balcony. Both bedrooms would be considered large for an apartment condo. The 4 piece bathroom has also been recently upgraded. There is a dedicated storage room within the unit. This fourth floor only has eight units and laundry facilities are on this floor. A dedicated parking stall is just outside the main entranceway and looks up to your balcony making remote cold winter day starts possible. There is also a shared games room, a special events room with its own kitchen and an outside gathering/picnic area with covered bbq grills. The building accepts pets with restrictions.