



GRASSROOTS
REALTY GROUP

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366, 1620 8 Avenue NW
Calgary, Alberta

MLS # A2326893



\$219,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	975 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Parquet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright, south-facing 2 bed, 1 bath condo in the sought-after community of Hounsfield Heights/Briar Hill, just steps from Kensington! Tucked away on a quiet side street yet minutes from all the shops, cafes and restaurants Kensington is known for, this nearly 1,000 sq ft home offers the best of both worlds. Step inside to a large front hall closet, perfect for coats and everyday storage. The functional kitchen opens to a spacious dining room, flowing into an enormous living room with large windows and access to the private, south-facing balcony. Down the hall you'll find two generously sized bedrooms, including a primary suite with a large walk-in closet, plus an additional storage closet and a well-appointed 4-piece bathroom. Laundry is a shared common amenity in the building. This unit also enjoys access to a bonus common area storage space, entered through the unit itself. Contact agent for details on the storage room. This well-run building has a real sense of community, with amenities that are hard to find anywhere else: outdoor picnic and BBQ space, beautifully maintained courtyards and green space, a games room, a party room with kitchenette, tennis and basketball courts and secure bike storage. Whether you're looking for your first home, a downsize, or a low-maintenance lock-and-leave, this one checks a lot of boxes. Close to river pathways, transit, S.A.I.T, Jubilee Auditorium and everything else Kensington and Hillhurst have to offer. Come see it for yourself!