



GRASSROOTS
REALTY GROUP

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706, 450 8 Avenue SE
Calgary, Alberta

MLS # A2327891



\$274,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Experience modern urban living in this stylish 2-bedroom corner unit with incredible city views, ideally located in the heart of East Village. Enjoy walking distance to the Calgary Central Library, Studio Bell, the Bow River pathways, Superstore, Stampede Park, the new Saddledome (currently under construction), public transit, restaurants, caf  s, and many other downtown amenities. This bright and contemporary unit features 2 spacious bedrooms, 1 full bathroom, and an open-concept living room with stunning views overlooking the Calgary Central Library. The modern kitchen offers a functional eating area and is equipped with a convenient combination washer/dryer. The 9-foot ceilings and large windows fill the home with natural light, creating an open and inviting atmosphere. An assigned storage locker is also included. This pet-friendly building offers one of the lowest condo fees in the area, with heat and water included. Residents can enjoy exceptional amenities, including a rooftop terrace with spectacular downtown views, gas barbecues, fire tables, a two-level fitness centre, a residents' lounge, and secure bike storage. Whether you're a first-time home buyer, an investor, or looking for the perfect downtown lifestyle, this is an outstanding opportunity. Book your private showing today with your favourite Realtor!