

227, 1616 8 Avenue NW

Calgary, Alberta

MLS # A2223443



\$305,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	895 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Stone Counters		
Inclusions:	n/a		

Stunning Location, Unbeatable Value! Don’t miss this incredible opportunity—perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, you’ll love calling this place home. Inside, You’ll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees —ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage room in-unit for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior complexes, and more. Whether you’re commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won’t last long—hurry and book your showing today!