

502, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2199219



# \$199,999

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 405 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | None                               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 366 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | CC-ET  |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

PRICE REDUCED-Unique, modern condo situated right in the heart of East Village downtown! This one bedroom apartment offers the perfect downtown living experience. It features one bathroom, a convenient kitchen equipped with plenty of cabinets and kitchen necessities, a combined washer/dryer, a sun-lit living space and a balcony providing a beautiful view of central library. The building also includes countless amenities, including a rooftop patio with bbq equipment and 360 views of Calgary, a bike storage area, personal storage lockers, a lounge, and a state-of-the-art gym on the 16th floor, no gym membership needed! The building also boasts a perfect location, being only steps away from LRT, Studio Bell, restaurants, shopping, and central library! What an opportunity for the first-time buyer, young family and property investment with a high demand at this current hot rental market, which provides a steady income stream and potential for capital gain. Book a private showing with your favorite realtor today!