

# \$199,999 - 502, 450 8 Avenue Se, Calgary

MLS® #A2199219

**\$199,999**

1 Bedroom, 1.00 Bathroom, 405 sqft

Residential on 0.00 Acres

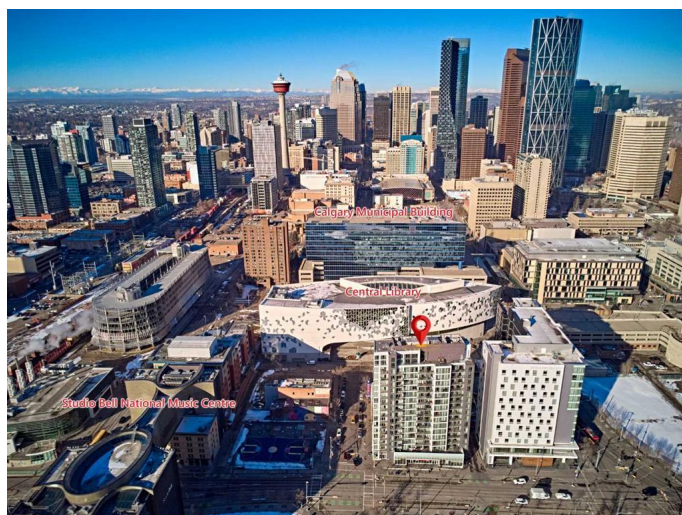
Downtown East Village, Calgary, Alberta

**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!

Built in 2017

## Essential Information

MLS® #	A2199219
Price	\$199,999
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	405
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	502, 450 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1T2

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Roof Deck
Parking	None

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	61
Zoning	CC-ET

### Listing Details

Listing Office	CIR Realty
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