

505, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2187172



**\$259,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	431 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 373

**LLD:** -

**Zoning:** CC-ET

**Utilities:** -

**Inclusions:** N/A

Very good starter home or investment property. Downtown living, right beside the Central Public Library, steps away from Bow Valley College, LRT station, Studio Bell, and all amenities, welcome to this cozy 2 bedrooms apartment unit in convenient East Village. It features new quartz counter tops in the kitchen and bathroom, new paint, and large balcony. It has 2 bedrooms and 1 full bathroom, sunny and bright living room, convenient kitchen and eating area, and underground storage locker. This building has roof top patio with BBQ equipment, and gym area with beautiful views. It closes to library, public transit, shopping, restaurants, and easy access to major roads. \*\* 505 450 8 Ave SE \*\*