

\$269,900 - 117, 1616 8 Avenue Nw, Calgary

MLS® #A2258476

\$269,900

2 Bedroom, 1.00 Bathroom, 876 sqft

Single Family on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Perfect inner-city location in the sought-after community of Briar Hill/Hounsfield Heights offers great value - ideal for first-time buyers or investors!! This newly RENOVATED 2 bedroom condo is move-in ready and waiting just for you. The kitchen features white tile backsplash, newer Ikea cabinets, dishwasher, refrigerator, stove and built in microwave, as well as new vinyl flooring in the kitchen and foyer. There is fresh paint throughout, new light fixtures, vinyl plank flooring throughout the dining room, living room, hallway and both spacious bedrooms. A 4-piece bathroom with new vanity and tile around the tub and electric heated towel rack, a laundry room with your very own stacked washer/dryer as well as front hall closet complete the unit. Access to your private north facing balcony overlooking green space and mature trees – ideal for relaxing or enjoying your morning coffee. You will love the building amenities: additional coin laundry, games room, meeting rooms, and a charming courtyard. Outdoor BBQ area, gazebo, and beautifully maintained gardens and tennis courts for staying active, plus assigned parking close to the entrance. - Additional perks like visitor parking and additional laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This quiet, well maintained concrete building is a dream for low-maintenance living with an onsite manager. Prime Location: Close to the University of Alberta, SAIT, Riley Park, hospitals, senior complexes, and more. There



is a bus stop across the street and Lion's Park C-train station is close-by. Whether youâ€™re commuting, studying, or exploring, everything is within reach. Steps away from shops, restaurants, top amenities, West Hillhurst arena and outdoor pool, Queen Elizabeth School (grades 1-12) and walking distance to downtown Calgary, Kensington, Sunnyside and North Hill Shopping Centre. Donâ€™t miss this incredible opportunity to live on the main floor backing onto green space providing a certain level of privacy. (id:6289)

Built in 1968

Essential Information

Listing #	A2258476
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Square Footage	876
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	117, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
Province	Alberta
Postal Code	T2N1C3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse
Features	See remarks, Other, Parking
Parking Spaces	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo,
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	Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	Royal LePage Mission Real Estate
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