

\$239,900 - 1009, 450 8 Avenue Se, Calgary

MLS® #A2263694

\$239,900

2 Bedroom, 1.00 Bathroom, 489 sqft

Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

Step into vibrant inner-city living with this fully furnished 2-bedroom condo in the sought-after N3 building. Located steps from local favourites like Charbar, Rosso Coffee Roasters, Phil & Sebastian, and Mari Bake Shop, and within walking distance to the LRT, Central Library, Bell Music Studio, Bridgeland, Inglewood, and the Downtown Core, this unit puts everything the city has to offer right at your doorstep. Outdoor enthusiasts will love the nearby Bow River pathways and Lime scooters for biking, running, or exploring the city. Inside, the open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a bright and welcoming atmosphere enhanced by floor-to-ceiling windows and upgraded laminate floors. The gourmet kitchen features sleek granite countertops, stainless steel appliances—including a built-in microwave and dishwasher—and modern cabinetry. The spacious primary bedroom is filled with natural light, while the generously sized second bedroom or den can comfortably accommodate a queen-sized bed—unlike other units in the building that can only fit a single bed—making it ideal for guests, a home office, or additional living space. The well-appointed bathroom boasts stylish fixtures, a modern vanity, and a refreshing shower/tub combination. Step outside onto your private balcony to enjoy views of the East Village and Bell Music Studio. This unit comes fully furnished, offering a turnkey opportunity



for investors or anyone seeking a move-in-ready city lifestyle. The N3 building offers outstanding amenities, including a state-of-the-art rooftop gym, a large outdoor patio with 360° city, mountain, and river views, an outdoor kitchen, and secure bike storage. Explore the home through the 3D virtual tour link. (id:6289)

Built in 2017

Essential Information

Listing #	A2263694
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Square Footage	489
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1009, 450 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
Province	Alberta
Postal Code	T2G1T2

Amenities

Amenities	Exercise Centre
Features	See remarks, Other
Parking	None

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
# of Stories	16

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office	CIR Realty
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