



# 450 8 Avenue Calgary Alberta

\$240,000

Introducing an exceptional 2 bed 1 bath condo in the sought after N3 building in East Village! This unit not only promises an impressive living space but comes with a dream tenant, making it an irresistible prospect for savvy investors looking to tap into Calgary's rapidly expanding downtown core. Walking distance to shops, restaurants and transit this truly is an ideal location for all your needs! As you enter you'll be captivated by the seamless flow of the open-concept layout. The living, dining and kitchen areas blend harmoniously, creating an airy and welcoming ambiance. Ample natural light pours through large windows, illuminating the space and adding to the overall sense of warmth. The gourmet kitchen stands as the centerpiece of the living space. The stunning granite countertops add a touch of luxury accompanied by top-of-the-line stainless steel appliances, including a sleek refrigerator, a modern oven and stovetop, a built-in microwave and a dishwasher. Natural light flows into your large primary bedroom with custom built in shelving. The well appointed bathroom exudes contemporary luxury, featuring sleek fixtures, a modern vanity and a refreshing shower or bathtub. Step outside onto the private balcony, where you can savour a morning coffee or an evening glass of wine while soaking in the breathtaking views of the surrounding cityscape. This complex has no shortage of amenities from a state of the art gym, large rooftop patio with views of the mountains and the Bow River, outdoor kitchen and a secure bike storage area. Save yourself the hassle of grooming through hundreds of potential tenants and take advantage of this amazing opportunity to own in this sought after community with an impeccable tenant in place already! Book your showing today! (id:6769)

Living room 11.58 Ft x 9.08 Ft

Eat in kitchen 12.75 Ft x 8.92 Ft

Primary Bedroom 11.08 Ft x 9.08 Ft

Bedroom 10.50 Ft x 9.08 Ft

Foyer 4.25 Ft x 2.58 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

GREATER PROPERTY GROUP



See

**Mirror**

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