



# 450 8 Avenue Calgary Alberta

\$309,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* LARGEST 2BED/2BATH UNIT IN THE BUILDING in EAST VILLAGE with FURNITURE INCLUDED! It could even be argued as an END UNIT due to the South wall only being shared by about 5 feet with the most Southern units! One of Calgary's Highest WALK, TRANSIT and BIKE Scores in Calgary. This 2-bed, 2-bath unit resides in the heart of Downtown's East Village's most successful zero parking building, located in a convenient area steps to the FREE FARE ZONE C-Train! Take the train for free throughout downtown! Next to the Central Library, Hilton Hotel & National Music Centre and a short 5-min walk to the river. Imagine walking and cycling to your favourite hot spots & shopping, such as Sidewalk Citizen Bakery, Parlour Ice Cream, Charbar, Superstore - oh, and the EV Dog Park and RiverWalk, too! Located almost across the street from the Downtown Commercial Core, whether you commute for work or enjoy exploring the city, all your go-to places have never been more accessible. There is no need to find parking within walking distance to The Calgary Stampede and The Saddledome for Flames Games and Concerts, not to mention the New Scotia Place Flames Arena! This East-facing unit has unobstructed open-air views, including sophisticated bike storage with a ramp for easy access. Floor-to-ceiling windows create a very bright space, the building is well-managed, so you don't have to worry about maintenance, and it's an overall perfect home in a superb location for young professionals, students, and couples and is a recession-resistant dream being in the ultimate location. Discover a private balcony for views, fresh air, and all your desired primary living spaces. The kitchen has all the essentials, including cabinet storage, quartz countertops, and stainless steel appliances. The dining space and living room are open-concept and offer ample sp...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.83 Ft x 10.83 Ft

Dining room 5.17 Ft x 8.17 Ft

Kitchen 3.67 Ft x 13.25 Ft

Living room 9.17 Ft x 11.25 Ft

Primary Bedroom 8.92 Ft x 13.42 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<http://www.urbanupgrade.ca>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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