



## 450 8 Avenue Calgary Alberta

\$219,000

Unique, modern condo situated right in the heart of East Village downtown! This 402.6 sqft one bedroom apartment offers the perfect downtown living experience. It features one bathroom, a convenient kitchen equipped with plenty of cabinets and kitchen necessities, a combined washer/dryer, a sun-lit living space and a balcony providing a beautiful view of central library. The building also includes countless amenities, including a rooftop patio with bbq equipment and 360 views of Calgary, a bike storage area, personal storage lockers, a lounge, and a state-of-the-art gym on the 16th floor, no gym membership needed! The building also boasts a perfect location, being only steps away from LRT, Studio Bell, restaurants, shopping, and central library! What an opportunity for the first-time buyer, young family and property investment with a high demand at this current hot rental market, which provides a steady income stream and potential for capital gain. Book a private showing with your favorite realtor today! (id:6769)

Primary Bedroom 12.92 Ft x 9.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

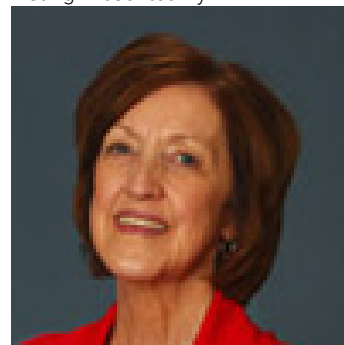
Living room 11.17 Ft x 9.17 Ft

Other 9.50 Ft x 4.00 Ft

Other 13.25 Ft x 7.17 Ft

Other 3.67 Ft x 4.92 Ft

Listing Presented By:



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CIR Realty

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