



1616 8 Avenue Calgary Alberta

\$215,000

Welcome to Cedar Brae Gardens, a well-established and sought-after community in Hounsfield Heights/Briar Hill. This beautifully maintained 1-bedroom condo is perfectly positioned on the third floor of a concrete building, offering a peaceful courtyard view and an unbeatable location just minutes from the LRT, SAIT, North Hill Centre, and downtown. Step inside to find a spacious and inviting layout with parquet flooring throughout, a bright open-concept living and dining area, and wall-to-wall windows that fill the space with natural light. The covered balcony provides the perfect spot to take in the surroundings. The kitchen offers plenty of cabinet space and comes equipped with white appliances, including a portable dishwasher making meal prep and clean up a breeze. The bathroom features vinyl tile flooring, a newer vanity, modern fixtures, and a tub. The in-suite storage room offers excellent versatility. This well-managed complex offers an assigned outdoor parking stall (#57) with plug-in, common laundry facilities on every floor, and all-inclusive condo fees covering heat, water, sewer, and electricity. Residents also enjoy access to exceptional amenities, including a tennis court, banquet room, games/party room, bike storage, and a BBQ park area. Offering incredible value in a highly desirable community, this move-in ready condo is perfect for first-time buyers, down-sizers, or investors. Quick possession available--don't miss out on this fantastic opportunity! (id:6769)

4pc Bathroom 5.00 Ft x 7.42 Ft

Primary Bedroom 10.08 Ft x 13.50 Ft

Dining room 12.50 Ft x 5.50 Ft

Kitchen 10.25 Ft x 6.83 Ft

Living room 12.08 Ft x 13.92 Ft

Storage 5.00 Ft x 3.33 Ft

Listing Presented By:



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