



# 1616 8 Avenue Calgary Alberta

\$249,900

Experience the charm of this well-established residence, offering expansive green spaces and a level of privacy rarely found in newer developments. Built with solid concrete construction and classic brick exteriors, this property exudes timeless appeal. Enjoy a range of amenities including a spacious common patio with BBQs, a resident lounge, party room, laundry room, and tennis/basketball court. The unit itself is well-maintained, featuring hardwood floors, a renovated kitchen with granite counters and eat up peninsula. The kitchen has been opened up to overlook the spacious living room allowing maximum light to flow throughout. The large living room offers a picture window letting in an abundance of natural light and access to your exterior balcony where you can unwind after a long day. In-suite laundry, a full bath and generous bedroom complete the unit. Low condo fees include all utilities and add to the convenience of this well laid out unit. Ideally located near the University of Calgary, SAIT, and Foothills Hospital, you're also within walking distance to downtown, the LRT, picturesque Riley Park, and the vibrant Kensington district--home to an array of restaurants and unique boutiques. (id:6769)

Eat in kitchen 10.25 Ft x 9.75 Ft

Living room 16.83 Ft x 12.08 Ft

Laundry room 5.75 Ft x 3.33 Ft

Primary Bedroom 13.50 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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