



## 1616 8 Avenue Calgary Alberta

\$299,900

Stunning Location, Unbeatable Value! Don't miss this incredible opportunity--perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, you'll love calling this place home. Inside, You'll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees --ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage room in-unit for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior complexes, and more. Whether you're commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won't last long--hurry and book your showing today! (id:6769)

Kitchen 8.17 Ft x 6.92 Ft

Dining room 6.92 Ft x 6.92 Ft

Living room 16.25 Ft x 12.67 Ft

Primary Bedroom 15.92 Ft x 10.92 Ft

Bedroom 13.58 Ft x 9.42 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Storage 7.92 Ft x 4.92 Ft

Listing Presented By:



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