



## 1616 8 Avenue 320 Calgary AB

\$259,000

Very rare 3 bedroom, 2 bathroom top floor condo, located in the desirable inner city community of Hillhurst/Briar Hill, just mins to downtown, LRT, transportation, Kensington, trendy shops, Sait, Foothills and children's hospital, Hillhurst elementary Gifted School, Riley Park and North Hill mall. This bright unit features a spacious living and dining room, East facing balcony and galley kitchen. Large master bedroom with full ensuite bathroom, 2 additional bedrooms, 2nd full bathroom and lots of storage complete this unit. The building amenities include Tennis courts, outdoor BBQ area, banquet room, games room and green space surrounding the complex. 1 assigned parking stall, lots of visitor parking and all utilities included in the condo fee. This is a must see, great investment opportunity or first time home.



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