

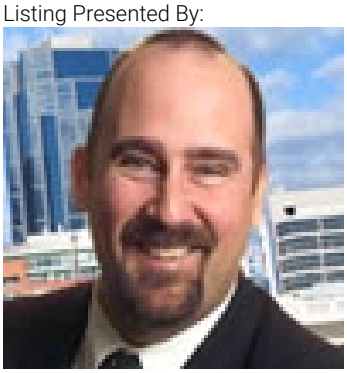
1616 8 Avenue Calgary Alberta

$209,900

Welcome to a home that balances connection and calm in the heart of Calgary's inner city. On the second floor of Cedarbrae Gardens, this apartment offers a rare combination of walkable convenience and a quieter residential setting, just minutes from downtown.Freshly painted throughout with new carpet in the living room, dining room and hallway, there is nothing to do before you move in. The living and dining area runs the full width of the home to a wall of windows and a balcony door, filling the space with natural light and giving it a real sense of openness. The balcony is a comfortable spot for a morning coffee or some fresh air at the end of the day, overlooking the mature trees and green space that give this property its park-like setting.Storage is where this home stands apart. Along with the in-suite storage closet, there is a walk-in pantry off the dining room, the kind of space that rarely comes built in to a home of this era. Both bedrooms are generously sized with parquet floors, offering real flexibility for roommates, guests or a home office, and the bathroom has an updated vanity and mirror.The building adds a games room, an open courtyard, community gardens and outdoor gathering areas with picnic tables and BBQs, along with on-site laundry, visitor parking and an assigned stall.SAIT, North Hill Centre and Riley Park are all close by, and several bus routes are within walking distance, including a stop right in front of the building. The shops and cafes of Kensington and Hillhurst, downtown Calgary and the Bow River pathways are a short distance away.Book your private showing today. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft
Bedroom 15.83 Ft x 9.33 Ft
Dining room 13.83 Ft x 11.50 Ft
Kitchen 7.00 Ft x 8.25 Ft
Living room 12.67 Ft x 12.83 Ft
Primary Bedroom 15.83 Ft x 10.83 Ft
Storage 4.83 Ft x 8.50 Ft

Listing Presented By:



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