



## 450 8 Avenue Calgary Alberta

\$315,000

This is it! Welcome to N3 - Downtown Living in East Village! Are you looking for a condominium with affordable condo fees and an amazing central location? How about a home with plenty of windows and a bright feel? If so, then this unit with assigned storage is for you! Step out onto the patio and enjoy the beautiful architecture of the Calgary Public Library. Inside, you'll find many upgrades: stainless steel appliances, quartz countertops, a European washer/dryer combo unit, and soft-close drawers throughout. The modern, open-concept living space features a stylish dream kitchen. The building allows pets and offers more: a responsive condo board and property manager, bike storage, plenty of guest parking across the street in the Calgary Public Lot, and more! As a resident, you'll enjoy easy access to the Bow River, city transit, the Calgary Public Library, endless shops and restaurants, Studio Bell, multiple paths, parks, and playgrounds, as well as the Saddledome and Stampede grounds. Be prepared for your investment to pay off as Calgary's new Sports and Entertainment District, including the iconic Scotia Place, is set to be completed in the coming years. Come check this listing out today... it surely won't last! (id:6769)

Bedroom 7.67 Ft x 11.58 Ft  
4pc Bathroom 4.92 Ft x 7.92 Ft  
Bedroom 9.58 Ft x 13.58 Ft

Living room 10.17 Ft x 10.42 Ft  
Kitchen 12.75 Ft x 10.25 Ft

Listing Presented By:



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<http://www.chrisfordrealtor.ca/>

**RE/MAX Realty Professionals**

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