

# \$209,900 - 502, 450 8 Avenue Se, Calgary

MLS® #A2199219

**\$209,900**

1 Bedroom, 1.00 Bathroom, 405 sqft  
Residential on 0.00 Acres

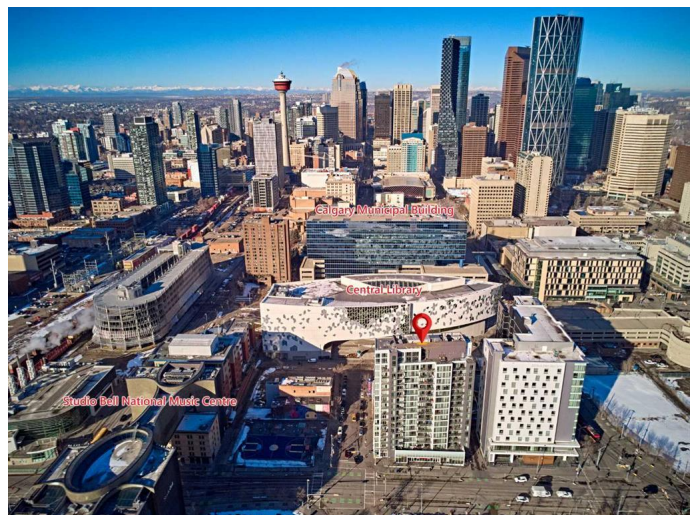
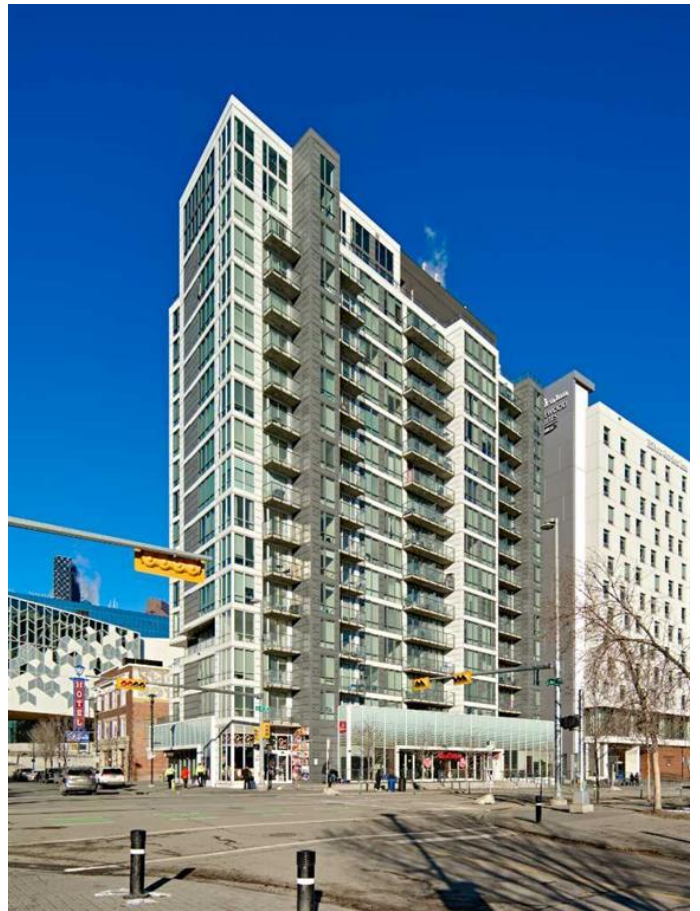
Downtown East Village, Calgary, Alberta

Unique, modern condo situated right in the heart of East Village downtown! This one bedroom apartment offers the perfect downtown living experience. It features one bathroom, a convenient kitchen equipped with plenty of cabinets and kitchen necessities, a combined washer/dryer, a sun-lit living space and a balcony providing a beautiful view of central library. The building also includes countless amenities, including a rooftop patio with bbq equipment and 360 views of Calgary, a bike storage area, personal storage lockers, a lounge, and a state-of-the-art gym on the 16th floor, no gym membership needed! The building also boasts a perfect location, being only steps away from LRT, Studio Bell, restaurants, shopping, and central library! What an opportunity for the first-time buyer, young family and property investment with a high demand at this current hot rental market, which provides a steady income stream and potential for capital gain. Book a private showing with your favorite realtor today!

Built in 2017

## Essential Information

MLS® #	A2199219
Price	\$209,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	405
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	502, 450 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1T2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Roof Deck
Parking	None

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	28
Zoning	CC-ET

### **Listing Details**

Listing Office	CIR Realty
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