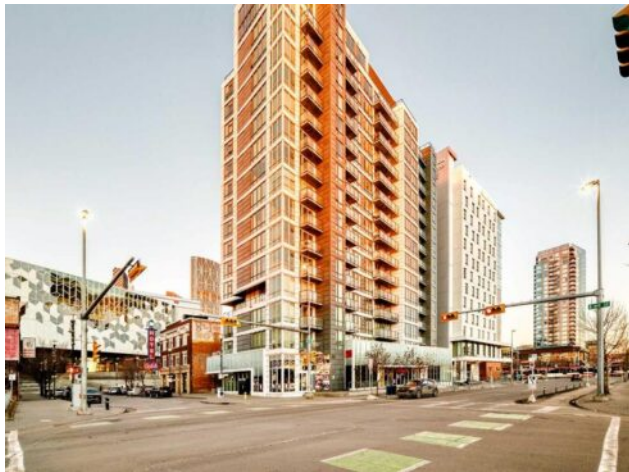


**310, 450 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2280415**



**\$249,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	458 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Very good starter home or investment property. Downtown living, right beside the Central Public Library, steps away from Bow Valley College, LRT station, Studio Bell, and all amenities, welcome to this well kept cozy 2 bedrooms apartment unit in convenient East Village. It features quartz counter tops in the kitchen and bathroom and large balcony. It has 2 bedrooms and 1 full bathroom, sunny and bright living room, convenient kitchen and eating area, and underground storage locker. This building has roof top patio with BBQ equipment, and gym area with beautiful views. It closes to library, public transit, shopping, restaurants, and easy access to major roads. \*\* 310 450 8 Ave SE \*\*