

**306, 450 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2291108**



**\$239,999**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Three Wardrobes

Live car-free, connected and fully plugged in at N3 in East Village - a bright corner unit in one of Calgary's most successful environmentally conscious buildings. With top Walk, Bike, Transit Scores and the free-fare C-Train zone literally steps away, this is inner-city living done right. East Village is a true social hub: walk or bike to Parlour Ice Cream, CharBar, Rosso Coffee, the Central Library, Studio Bell, Stampede Park and even the new arena. The Bow River pathways, dog park, basketball courts, Olympic Plaza skating and St. Patrick's Island are all minutes from your door. Inside, enjoy a flood of natural light through floor-to-ceiling windows and a smart, larger than average 2 bedroom layout with separation - ideal for roommates, couples or investors. N3 elevates daily life with a multi-level fitness centre, bike storage with dedicated ramp and a rooftop patio with BBQs plus sweeping river, mountain and downtown views. Whether you're buying your first home, investing or planting roots downtown, this is how you get immersed into the East Village lifestyle.