

1206, 450 8 Avenue SE
Calgary, Alberta

MLS # A2296879



\$229,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	513 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: Portable A/C, TV, Wardrobe

This bright and modern 2-bedroom, 1-bath condo on the 12th floor offers stunning elevated views and a functional layout perfect for professionals, students, or investors. Step inside to discover an open-concept living space designed for both comfort and efficiency, with large windows flooding the unit with natural light. The well-appointed kitchen flows seamlessly into the living area, creating the perfect setting for relaxing or entertaining. Residents enjoy access to a wide range of amenities, including --Fully equipped fitness Centre --Dedicated Co-working Space ideal for remote work or study -- Secure Bike Storage -- Expansive Outdoor BBQ and Picnic Area for entertaining and relaxing. Located in a vibrant and growing community, you're just steps away from shopping, boutique cafes, the LRT, and multiple post-secondary campuses, making this an unbeatable location for convenience and lifestyle. Whether you're looking for your first home, a low-maintenance lifestyle, or a smart investment opportunity, this 12th-floor unit checks all the boxes. Book a showing with your favorite realtor.