

**357, 1620 8 Avenue NW**  
**Calgary, Alberta**

**MLS # A2309711**



**\$320,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Parquet, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 816
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

3-bed, 2-bath 1173 SF apartment condo in the concrete Cedar Brae Gardens. This sought-after spacious floorplan provides families or roommates, with the low-maintenance benefits of condo living. Features include a large living and dining areas with parquet hardwood and stone tile flooring. The updated kitchen has white cabinetry, tiled backsplash and an updated stainless steel appliance package. Both bathrooms have been renovated, including a 3pc ensuite bath for the owner's suite. The entire unit has been freshly painted. The North facing balcony offers a direct view over the quiet greenspace behind the complex. The complex is exceptionally well-maintained, having completed several building-wide efficiency and aesthetic upgrades: new unit and elevator doors (2025), hallway painting (2025), balcony doors (2019), and four new hot water tanks (2018). These complement earlier updates to windows and balcony railings & glass. Residents have access to an extensive amenity package: a games room with table tennis and shuffleboard, a social room, and a first-floor rec room with a full kitchen available for booking. The grounds feature expansive private green space, a community garden, and a gazebo with built-in BBQ pits and fire pits. The ideal location is a strategic choice for commuters, situated within walking distance of SAIT, Kensington, North Hill Mall, and the Lions Park LRT station. Immediate possession available in this rare opportunity to own a large, 3-bedroom apartment in prestigious Hounsfield Heights/Briar Hill.