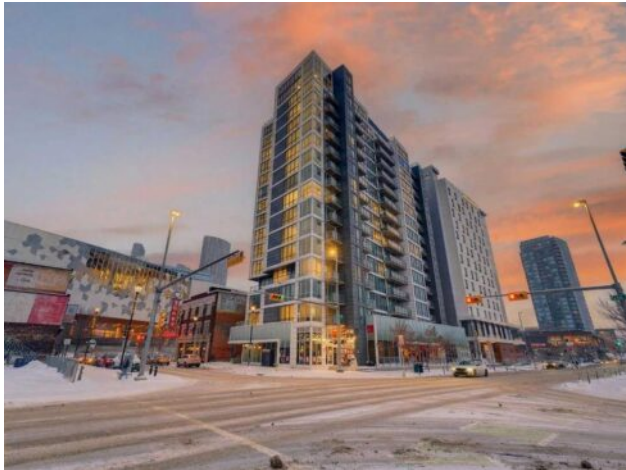


605, 450 8 Avenue SE
Calgary, Alberta

MLS # A2318742



\$209,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 429 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Flat Torch Membrane, Concrete

Condo Fee: \$ 373

Basement: -

LLD: -

Exterior: Concrete

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, See Remarks, Vinyl Windows

Inclusions: N/A

Welcome to Unit 605 at N3 (450 8 Avenue SE) — a bright and functional 2-bedroom, 1-bath condo offering approx. 429 sq ft of well-planned living space. The open-concept layout features a modern kitchen with stainless steel appliances, sleek cabinetry, and in-suite laundry, flowing into the cozy living area with large windows and access to your private balcony. Enjoy a standout urban outlook with views toward Calgary’s Central Library, plus the convenience of a secure building with elevator access, a mailroom with parcel lockers, and assigned storage! Located in the heart of East Village, you’re steps from local cafes, dining, shopping, parks, and river pathways—perfect for first-time buyers, students, or investors looking for a prime downtown lifestyle.