

# \$268,000 - 1101, 450 8 Avenue Se, Calgary

MLS® #A2207225

**\$268,000**

2 Bedroom, 1.00 Bathroom, 440 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this wonderful 2-bedroom, 1-bath apartment nestled in the vibrant inner-city neighborhood of Downtown East Village. This open-concept unit features stylish flooring throughout. The spacious living room extends to an inviting balcony, perfect for relaxation while enjoying breathtaking city and river views. The modern kitchen is equipped with sleek cabinetry and appliances, while two sizable bedrooms are filled with natural light. A well-appointed bathroom completes this functional layout. For added convenience, underground bicycle storage is available. This apartment also offers a range of amenities, including a party room, fitness center, 24-hour security, a rooftop terrace, and more. Ideally located within walking distance of everything East Village has to offer—Central Library, C-Train, Studio Bell & Arts Centre, Bow River Pathways, Real Canadian Superstore, and a variety of restaurants, coffee shops, and bars. Book your private showing today!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207225  |
| Price          | \$268,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 440       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2017              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1101, 450 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1T2               |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Picnic Area, Roof Deck, Storage |
| Parking   | None                                                                          |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating           | Baseboard                                                    |
| Cooling           | None                                                         |
| # of Stories      | 16                                                           |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 17              |
| Zoning         | CC-ET           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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