

\$305,000 - 227, 1616 8 Avenue Nw, Calgary

MLS® #A2223443

\$305,000

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Stunning Location, Unbeatable Value!

Donâ€™t miss this incredible opportunityâ€”perfect for first-time buyers or savvy investors! Nestled in the sought-after inner-city community of Briar Hill/Hounsfield, this condo offers the ultimate walkable lifestyle. Steps away from shops, restaurants, and top amenities, youâ€™ll love calling this place home. Inside, Youâ€™ll Find: 2 spacious bedrooms with plenty of natural light and a great layout. A beautifully updated kitchen featuring modern tile backsplash, sleek cabinets, and stylish countertops. Fresh laminate flooring throughout, a large living area, and a dining space perfect for entertaining. Access to your private sunny west facing balcony overlooking green space and mature trees â€”ideal for relaxing or enjoying your morning coffee. A newly updated 4-piece bathroom and an impressively large storage room in-unit for all your needs. Building Amenities Galore: - Outdoor BBQ area, gazebo, and beautifully maintained gardens. - Party rooms, games room, meeting rooms, and a charming courtyard. - Tennis courts for staying active, plus assigned parking right outside the entrance. - Additional perks like visitor parking, bike storage, and laundry facilities just steps away. - Condo Fees Include Almost EVERYTHING! Yes, even electricity! This well-managed, quiet concrete building is a dream for low-maintenance living. Prime Location: Close to the University of Alberta, SAIT, Kensington, Riley Park, hospitals, senior



complexes, and more. Whether you’re commuting, studying, or exploring, everything is within reach. Well-Priced & Move-In Ready! This one won’t last long”hurry and book your showing today!

Built in 1968

Essential Information

MLS® #	A2223443
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	227, 1616 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1C3

Amenities

Amenities	Coin Laundry, Elevator(s), Party Room, Picnic Area, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Storage
Construction	Brick

Additional Information

Date Listed	May 21st, 2025
Days on Market	9
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.