

# \$499,900 - 207, 118 8 Street Ne, Calgary

MLS® #A2227707

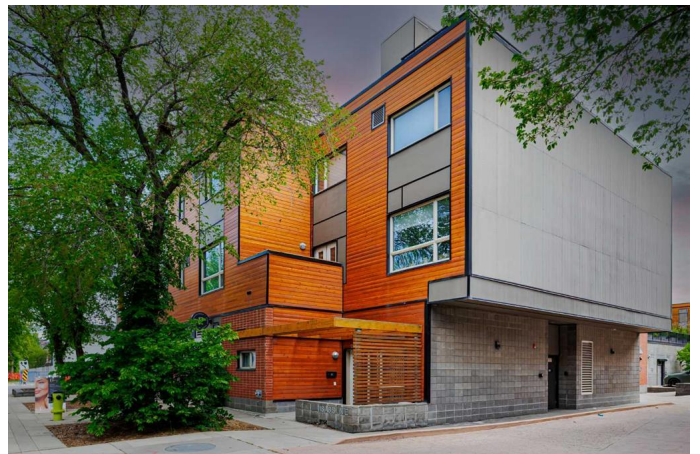
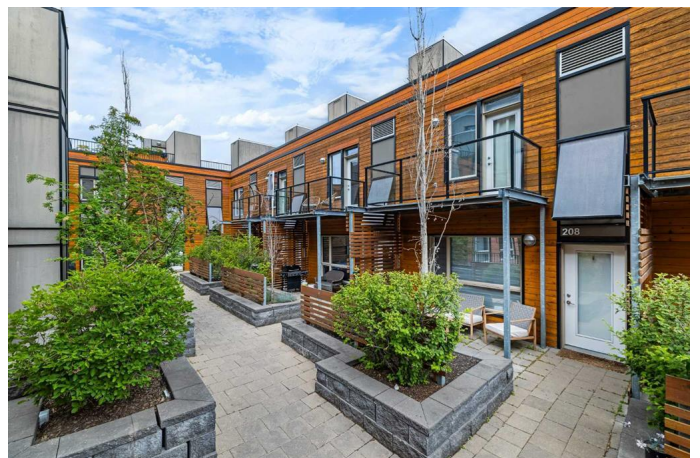
**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this incredible inner-city townhouse located in one of Calgary's most vibrant and sought-after communities—Bridgeland featuring 2 bedrooms & 1.5 bathrooms sprawled over 1151 sqft. What truly sets this home apart are the three separate outdoor living spaces, including a stunning rooftop patio with unmatched city skyline views. Perfect for entertaining, this rooftop retreat will redefine your summer gatherings with friends and family. This home boasts brand new laminate flooring and carpet and has been lovingly cared for by these owners! Inside, the open-concept main floor is ideal for hosting, with ample space for a large dining area—perfect for holiday dinners or casual get-togethers. The kitchen is a chef's dream, featuring stainless steel appliances, a brand new oven and brand new dishwasher, and plenty of counter and cabinet space for all your culinary needs. Glass panel railing leads up to the second level presenting two bedrooms, the full bathroom and convenient in-suite laundry! Wake up and enjoy your morning coffee on the primary bedroom balcony, overlooking the peaceful courtyard below with a sunny south exposure. The primary suite also includes a walk-through closet with built-in organizers and access to the cheater ensuite with granite countertops. Making your way up to the 3rd level for the rooftop patio experience! So many options for enjoying the Calgary summer with your sunny



south-facing patio, or unwind in the beautifully landscaped secure courtyard oasis—a rare find in the heart of the city! Additional features of this property include one titled underground parking stall, separate storage locker, bike storage room, condo fees that include heat and water, new flooring, carpet, stove & dishwasher! All of this is just 5 minutes from downtown, the Calgary Zoo, and walking distance to the LRT. With some of the city's best restaurants, cafes, and boutiques just steps away—don't miss local favourites like La Brezza, UNA and Made By Marcus. A large green space is only a block away, and the pet-friendly condo board allows up to two cats or dogs (with board approval). This property offers the perfect blend of lifestyle, location, and comfort. Exceptional value for a multi level, inner city property!

Built in 2007

### Essential Information

MLS® #	A2227707
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,151
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	207, 118 8 Street Ne
Subdivision	Bridgeland/Riverside

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1M2

### **Amenities**

Amenities	Bicycle Storage, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Low Maintenance Landscape, Other
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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