

# \$254,900 - 505, 450 8 Avenue Se, Calgary

MLS® #A2195236

## \$254,900

2 Bedroom, 1.00 Bathroom, 431 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

This 2-bedroom apartment in East Village is a fantastic opportunity for both first-time homebuyers and investors! Its prime location near key amenities like the Central Public Library, Bow Valley College, LRT station, and Studio Bell Music Centre makes it highly desirable for tenants or those looking for a convenient urban lifestyle. The modern updates, such as new quartz countertops, new paint, and vinyl flooring, add value and appeal, while the large balcony and rooftop patio with BBQ equipment offer great outdoor spaces. The inclusion of a gym area and underground storage locker further enhances the property's attractiveness. Its proximity to public transit, shopping, dining, and major roads makes it a practical and appealing choice. This could be a great investment or starter home \*\* 505 450 8 Ave SE \*\*

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2195236  |
| Price          | \$254,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 431       |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Apartment   |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 505, 450 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1T2               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Picnic Area |
| Parking   | None                                     |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 16                                                                                           |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 57                  |
| Zoning         | CC-ET               |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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