

# \$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	54
Zoning	CC-ET

### Listing Details

Listing Office	Century 21 Bravo Realty
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