

126, 1616 8th Avenue NW  
Calgary, Alberta

MLS # A2279917



## \$209,900

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Window coverings

This is it!! This is your opportunity to own in the sought after and rarely listed Cedar Brae Gardens!! Once you move in, you'll never want to leave this friendly, walkable, amenity rich neighbourhood. Located in a quiet alcove of Briar Hill/Hounsfield heights, this bright 1 bedroom, 1 bathroom unit is sure to impress. This fully updated home includes freshly refinished parquet hardwood floors, stone counters, updated kitchen, bathroom, lighting and neutral paint. Enhancing the upgrades is the natural light that floods throughout the home. This beautiful light highlights the open concept kitchen, living and dining areas that are perfect for entertaining or enjoying quietly. The kitchen is a chef's delight with freshly painted wood cabinetry, light counters, bright lighting and plenty of counterspace and storage. From the main living area, you have quick access to your sunny, private patio to enjoy the morning sun and a fresh cup of coffee. The primary bedroom is oversized along with an ample sized closet to maximize storage. The 4 piece bathroom has been tastefully updated for years of enjoyment. All of this plus a large, in suite storage closet that can also be used as a pantry! This unit also has 1 assigned parking stall and plenty of visitor parking for your guests. The building has amenities galore including: coin laundry room, large party room with full kitchen, large games room with fireplace, bike storage, outdoor courtyard with BBQ grills and tennis courts. Low condo fees that cover almost everything including electricity!! This well managed concrete building is in a prime location and close to U of C, SAIT, Kensington, Riley Park, hospital, parks, shopping, seniors complexes and more. This unit is move-in ready, priced to sell and perfect for first time home buyers, downsizers and investors alike! Book your showing today!!