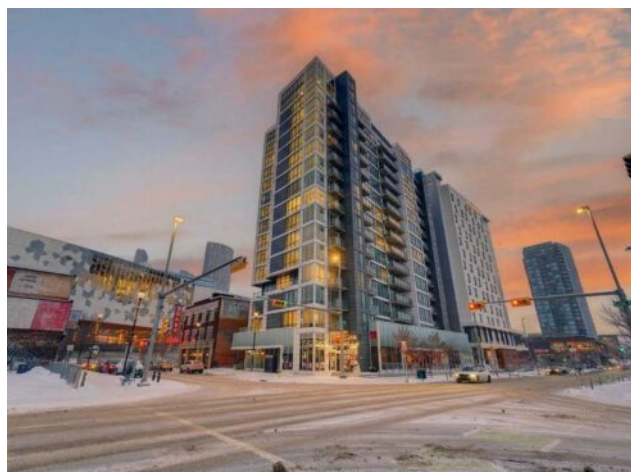


605, 450 8 Avenue SE  
Calgary, Alberta

MLS # A2285168



## \$237,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 429 sq.ft.                         | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                             |                   |        |
|--------------------|-------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane, Concrete                               | <b>Condo Fee:</b> | \$ 373 |
| <b>Basement:</b>   | -                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                    | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to Unit 605 at N3 (450 8 Avenue SE) — a bright and functional 2-bedroom, 1-bath condo offering approx. 429 sq ft of well-planned living space. The open-concept layout features a modern kitchen with stainless steel appliances, sleek cabinetry, and in-suite laundry, flowing into the cozy living area with large windows and access to your private balcony. Enjoy a standout urban outlook with views toward Calgary’s Central Library, plus the convenience of a secure building with elevator access, a mailroom with parcel lockers, and assigned storage! Located in the heart of East Village, you’re steps from local cafes, dining, shopping, parks, and river pathways—perfect for first-time buyers, students, or investors looking for a prime downtown lifestyle.