

# \$229,900 - 1007, 450 8 Avenue Se, Calgary

MLS® #A2246664

**\$229,900**

1 Bedroom, 1.00 Bathroom, 404 sqft

Residential on 0.00 Acres

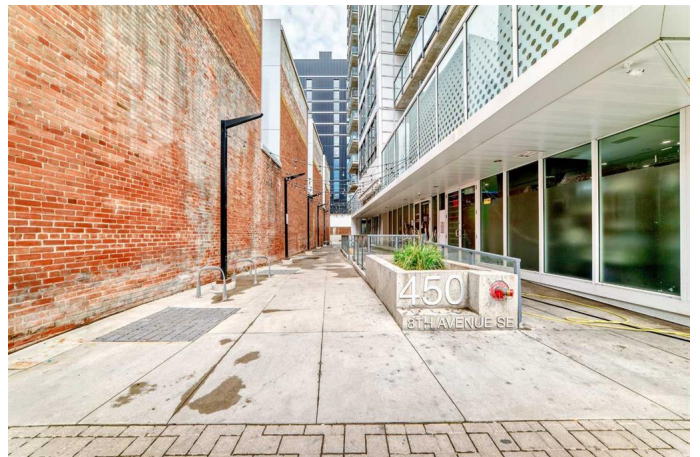
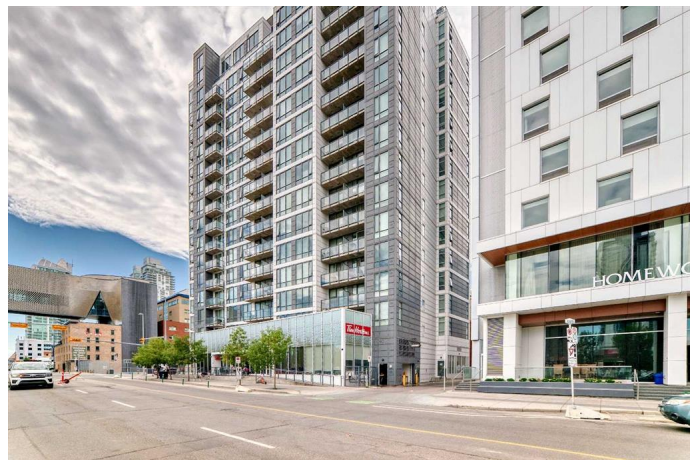
Downtown East Village, Calgary, Alberta

This immaculate property offers an incredible location with the convenience of walking or biking to all areas of downtown as well as the river. It is only steps to City Hall LRT Station (free rides throughout downtown), Superstore, the Central Library, Bow Valley College, Tim Hortons, river pathways, Stampede Park, and all the shops of the downtown core. The secure, well-maintained and well-managed building presents beautifully and offers an ideal urban lifestyle.

The one bedroom unit is bright and spacious, highlighted by floor-to-ceiling windows that showcase panoramic views from both the living room and the master bedroom. The open concept from the kitchen to the living room features vinyl plank flooring throughout. The kitchen is finished with high gloss cabinetry, stainless steel appliances, quartz countertops, and a built-in washer and dryer combination for convenience. The living room opens onto a generous deck where you can take in the views. Large master bedroom and a 4 piece bath finish the unit.

Residents of the building enjoy access to outstanding amenities, including a fully equipped fitness center, a rooftop patio with breathtaking city views, top-of-the-line bike storage, a communal lounge, and an extra storage locker.

Offered fully furnished if desired (as shown in



photos), this stylish turnkey condo is perfect for anyone looking to enjoy the ease and vibrancy of downtown living.

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246664          |
| Price          | \$229,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 404               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1007, 450 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1T2               |

**Amenities**

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Storage, Picnic Area, Roof Deck |
| Parking   | None                                                                          |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                                                 |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                                       |
| Cooling           | None                                                                                            |

|              |    |
|--------------|----|
| # of Stories | 16 |
|--------------|----|

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 6                 |
| Zoning         | DC                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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