

# \$275,000 - 273, 1620 8 Avenue Nw, Calgary

MLS® #A2252725

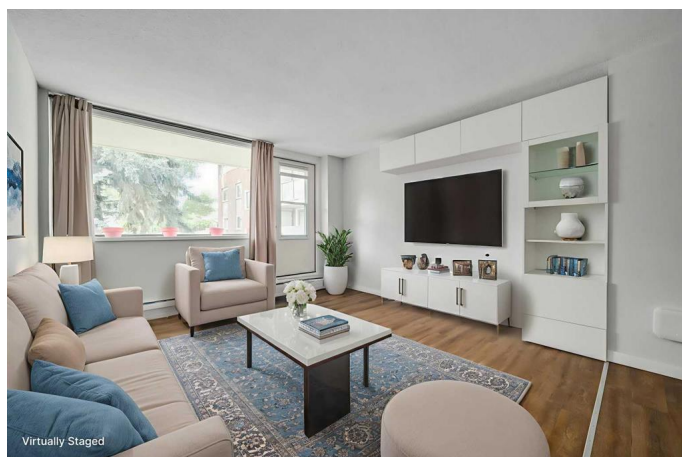
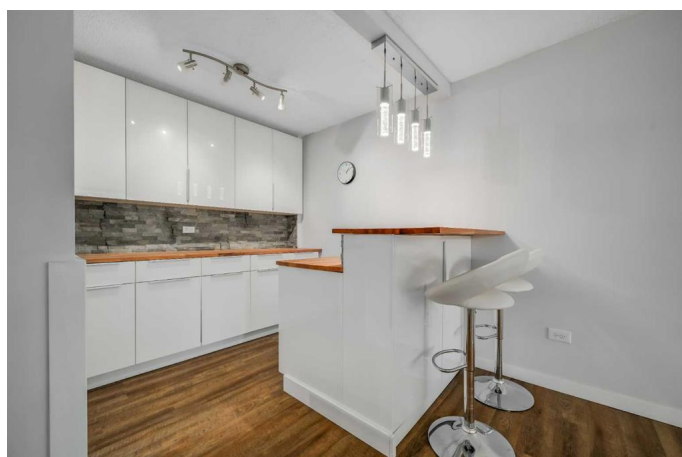
**\$275,000**

2 Bedroom, 1.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Discover this GREAT VALUE move-in ready INNER CITY condo offering 881 sq. ft. of modern, comfortable living in a well-maintained concrete building. The unit features VINYL PLANK FLOORING throughout, a bright and updated kitchen with high-gloss cabinetry, wood countertops, stainless steel appliances, and a breakfast bar for casual dining. The open-concept living and dining area includes built-in storage and there is access to the west-facing balcony overlooking a treed courtyard. There are two comfortable bedrooms, an updated bathroom with striking red vanity featuring an extra wide sink with two taps, a large storage room (perfect for condo living), and an entry foyer with a coat closet and convenient mail delivery right to your door. Access to the unit from the building entrance requires no stairs, so this is great for anyone less mobile. There is a well-equipped laundry room just steps from the unit, and an assigned parking stall with plug-in just steps from the front entrance. Plus CONDO FEES are just \$617.74 per month and COVER ALL UTILITIES INCLUDING ELECTRICITY. Residents at Cedar Brae Gardens enjoy a wealth of building amenities, including beautifully landscaped grounds, tennis courts, a community garden, covered BBQ/outdoor kitchen and gathering areas, a large amenity room with table tennis, shuffleboard, and TV lounge, as well as a separate party room with full kitchen if you are looking to host larger gatherings. \*\*\*\*\*



Situated in the highly desirable community of Briar Hill/Hounsfield Heights, this home is extremely walkable with transit at your doorstep and the Lions Park LRT within easy reach. North Hill Mall, the lively Kensington district, downtown Calgary, SAIT, the University of Calgary, and Foothills Hospital are all close by. Families will appreciate nearby parks, playgrounds, and community amenities such as the West Hillhurst Community Association with its outdoor pool, indoor ice rink, as well as Queen Elizabeth School (K&#12). Offering incredible value in a central location, this condo is ideal for first-time homebuyers, downsizers, or investors looking for a well-appointed inner-city property. Book a showing today and find out why this could be a smart move for you!

Built in 1968

### Essential Information

MLS® #	A2252725
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	273, 1620 8 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 1C4

### Amenities

Amenities	Coin Laundry, Elevator(s), Laundry, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Trash, Visitor Parking, Community Gardens, Gazebo, Racquet Courts, Recreation Room
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

### Interior

Interior Features	Breakfast Bar, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard, Garden, Built-in Barbecue, Covered Courtyard, Outdoor Kitchen, Tennis Court(s)
Lot Description	Garden, Landscaped, Lawn, Many Trees
Roof	Membrane
Construction	Brick, Concrete, Metal Siding

### Additional Information

Date Listed	August 29th, 2025
Days on Market	5
Zoning	M-CG d72

### Listing Details

Listing Office	2% Realty
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