# \$305,000 - 606, 450 8 Ave Se, Calgary

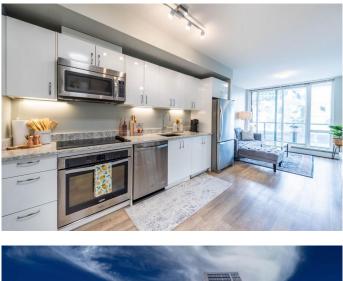
MLS® #A2215671

#### \$305,000

2 Bedroom, 1.00 Bathroom, 538 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Stylish 2-Bedroom Corner Unit in Calgary's East Village Welcome to urban living at its best! This bright and modern 2-bedroom, 1-bathroom corner unit is perfectly located in the heart of East Village, one of Calgaryâ€<sup>™</sup>s most vibrant and walkable communities. Found in the innovative N3 building at 450 8 Avenue SE, this home offers a smart layout, plenty of natural light from floor-to-ceiling windows, and sweeping views of the city skyline. N3 blends sleek style with everyday functionality. The open-concept kitchen is a standout with guartz countertops and modern appliancesâ€"ideal whether you're cooking up a storm or grabbing a quick bite. You'II also have your own storage locker for those extras you don't need every day. The building is packed with amenities to make city living easy and enjoyable: a fully equipped two-level gym, a rooftop patio with BBQs and panoramic views, cozy outdoor lounges, and even main-floor retail. It's the kind of place where you'II want to invite friends overâ€"or just relax and take in the city from up high. Step outside and you're literally minutes from it all. Walk to City Hall Station in 2 minutes, or stroll a block to the iconic Central Library. Youâ€<sup>™</sup>re also just steps from Studio Bell, the National Music Centre, Bow Valley College, parks, the RiverWalk, and some of Calgary's best cafes and shops. Whether you're a professional, student, or someone who simply loves being in the middle





of it all, this East Village home puts you at the centre of Calgary's energy and charm.

Built in 2017

## **Essential Information**

MLS® #	A2215671
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	538
Acres	0.00
Year Built	2017
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

Address	606, 450 8 Ave Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1T2

# Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Roof Deck, Storage
Parking	None

#### Interior

Interior Features	Elevator, Storage		
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator,		
	Washer/Dryer, Built-In Electric Range		
Heating	Baseboard		
Cooling	None		
# of Stories	16		

# Exterior

Exterior FeaturesBarbecue, Fire PitConstructionConcrete, Metal Frame

## **Additional Information**

Date ListedMay 7th, 2025Days on Market1ZoningCC-ET

### **Listing Details**

Listing Office

eXp Realty



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