

**912, 450 8 Avenue SE  
Calgary, Alberta**

**MLS # A2250827**



**\$229,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 434 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | None                               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                | <b>Condo Fee:</b> | \$ 374 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Glass                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Open Floorplan |                   |        |

**Inclusions:** n/a

Welcome to N3 &ndash; a modern, eco-friendly condo in the heart of Calgary's vibrant East Village. This stylish 1-bedroom, 1-bathroom home offers a thoughtfully designed open-concept layout, highlighted by floor-to-ceiling windows that flood the space with natural light and showcase sweeping views of the East Village and Stampede Grounds. The contemporary kitchen features sleek cabinetry and stainless steel appliances&mdash;perfectly suited for both everyday living and entertaining. The bedroom is designed with comfort and efficiency in mind, while in-suite laundry and a dedicated storage locker add everyday convenience. Residents of N3 enjoy exceptional building amenities, including a fully equipped fitness center, rooftop patio with panoramic city views, bike storage, and inviting communal lounges. With the C-Train, Central Library, Superstore, river pathways, and some of Calgary's best dining and entertainment just steps from your door, this is downtown living at its finest.