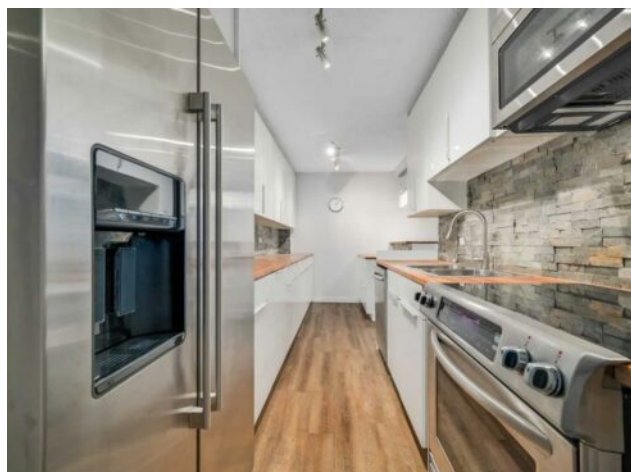


**273, 1620 8 Avenue NW  
Calgary, Alberta**

**MLS # A2252725**



**\$275,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Vinyl Windows		

**Inclusions:** CURTAINS

\*\*\*OPEN HOUSE SUNDAY 14 SEPTEMBER 1PM TO 3PM\*\*\*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&ndash;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!