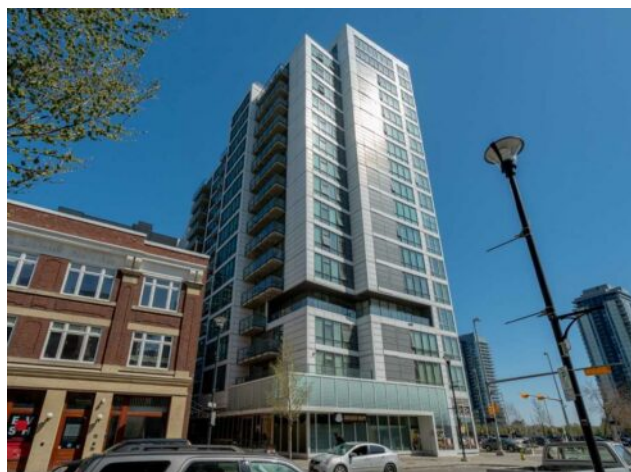


**1503, 450 8 Avenue SE
Calgary, Alberta****MLS # A2278598****\$229,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	414 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: All interior furnishings and Kitchen ware.

This immaculate, fully furnished property offers an exceptional downtown location and an effortless urban lifestyle. Complete with all kitchenware and a cruiser bike, it provides the ultimate convenience for walking or biking throughout downtown and along the river pathways. Just steps from City Hall LRT Station, Superstore, Central Library, Bow Valley College, Tim Hortons, Stampede Park, and a wide selection of shops and amenities, everything you need is truly at your doorstep. The secure, well-maintained, and professionally managed building presents beautifully. Inside, the bright and spacious one-bedroom unit features floor-to-ceiling windows in both the living room and bedroom, flooding the space with natural light and showcasing sweeping panoramic views. The open-concept layout seamlessly connects the kitchen and living area, complemented by durable vinyl plank flooring throughout. The modern kitchen is finished with high-gloss cabinetry, stainless steel appliances, quartz countertops, and a convenient built-in washer and dryer. The living room opens onto a generous west-facing balcony—an ideal spot to relax while enjoying stunning city and mountain views. A large primary bedroom and a well-appointed four-piece bathroom complete the home. Residents enjoy access to outstanding building amenities, including a fully equipped fitness centre, a rooftop patio with breathtaking city views, premium bike storage, a communal lounge, and an additional storage locker. Offered fully furnished as shown, this stylish turnkey condo is a fantastic opportunity for anyone seeking comfort, convenience, and the vibrancy of downtown living. For those interested parties that have a vehicle, there is a city lot right across the street that rents parking spots by the month.